Property Condition Assessment Report

EFI Global Project No.: 011.00132

Houston - W Bellfort

4135 W Bellfort
Houston, TX 77025

Date of Issuance: February 16, 2019

Prepared For:

KCG Development

9333 N Meridian Street, Suite 230
Indianapolis, IN 46262
RE: Property Condition Assessment

Houston - W Bellfort
4135 W Bellfort
Houston, TX 77025

Dear Ms. Spokes:

EFI Global, Inc. (EFI) is pleased to provide the results of our Property Condition Assessment (PCA) of the above-referenced Property. This assessment was authorized on January 21, 2019 and was performed in accordance with the scope of services outlined in the Engagement dated January 4, 2019 and ASTM E2018-15 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process”.

EFI has no present or contemplated future ownership interest or financial interest in the real estate that is the subject of this Property Condition Assessment Report; and EFI has no personal interest with respect to the subject matter of the Property Condition Assessment Report of the parties involved and consultant has no relationship with the property or the owners thereof which would prevent an independent analysis of the conditions of the Property.

EFI will not materially benefit from the development of the Property in any other way than receiving a fee for performing the PCA and that the fee is in no way contingent upon the outcome of the assessment. EFI has read and understands Section 10.306 of the Texas Department of Housing and Community Affairs' (the Department) Uniform Multifamily Rules.

We appreciate the opportunity to provide these assessment services to KCG Development on this project. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Mandeep S. Sandhu at 732-629-7930 or mandeep_sandhu@efiglobal.com

Sincerely,

EFI Global, Inc.

Lee Burckle
Field Professional

Abigail Johnson
Senior Project Manager

Mandeep S. Sandhu
Director, National Assessment Services
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EXECUTIVE SUMMARY

EFI Global, Inc. (EFI) has performed a Property Condition Assessment (PCA) on the Houston - W Bellfort property, located at 4135 W Bellfort in Houston, TX (the “Property”). The PCA was performed in accordance with ASTM E2018-15 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process” and is subject to the limitations and scope considerations contained within the Standard. This PCA was authorized by KCG Development on January 21, 2019.

The Property is a multi-family residential complex comprised of nine buildings including a leasing center, two laundry/hot water buildings and two maintenance buildings. The apartment buildings and laundry buildings were constructed in 1955. The maintenance buildings appear to have been added after this. The apartment buildings are two-story structures that are generally rectangular-shaped in plan view and contain 64 dwelling units.

The Property is situated on a generally rectangular-shaped land parcel of 1.541 acres. The Property is located on the south side of W Bellfort approximately 1,650 feet west of Stella Link Road.

Parking for the Property is provided by asphalt pavement and includes carport and standard uncovered parking stalls. The rest of the Property consists of service/drive lanes, pedestrian walkways, landscaping, a trash dumpster, and mail kiosks.

<table>
<thead>
<tr>
<th>PROPERTY INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Name:</td>
</tr>
<tr>
<td>Street Address:</td>
</tr>
<tr>
<td>City:</td>
</tr>
<tr>
<td>State:</td>
</tr>
<tr>
<td>Reported Site Acreage:</td>
</tr>
<tr>
<td>Flood Zone:</td>
</tr>
<tr>
<td>Seismic Zone:</td>
</tr>
<tr>
<td>On-Site Parking Spaces:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>On-Site Handicap-designated Spaces:</td>
</tr>
<tr>
<td>Number of Swimming Pools/Spas:</td>
</tr>
<tr>
<td>Number of Tennis Courts</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BUILDING INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Buildings:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Year Constructed and Age:</td>
</tr>
<tr>
<td>Total Building Area (Square Feet):</td>
</tr>
<tr>
<td>Number of Floors/Stories:</td>
</tr>
<tr>
<td>Number of apartment units:</td>
</tr>
</tbody>
</table>
General Condition and Cost Opinion

Based on EFI’s observation of the Property and improvements, the Property appears to be in overall fair condition. The observed or reported condition of the reviewed systems, any recommended actions and the associated cost estimates for repair or replacement are presented in the following Sections of this report, with tabulated opinions of cost presented in the Appendices. The cost estimates for Immediate Costs and Replacement Reserves are summarized in the following table.

<table>
<thead>
<tr>
<th></th>
<th>Terms (Yrs)</th>
<th>Uninflated Costs</th>
<th>Inflated Costs</th>
<th>Uninflated $/Unit/Year</th>
<th>Inflated $/Unit/Year</th>
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<tbody>
<tr>
<td>Immediate Repair Cost</td>
<td>0-1</td>
<td>$34,450</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Estimate</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replacement Reserve Costs</td>
<td>1-12</td>
<td>$417,175</td>
<td>$480,024</td>
<td>$543</td>
<td>$625</td>
</tr>
</tbody>
</table>

Recommendations

EFI has generated an opinion of immediate costs in accordance with ASTM E2018-15 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (the "Standard"). Immediate costs are defined by the Standard as those items that are:

- Existing or potentially unsafe (health & safety) conditions;
- Obvious material building code violations; or,
- A condition that has the potential to result in, or contribute to, the failure of a critical element or system failure within one year, or, a significant escalation in repair costs if left uncorrected.
Deficiencies that are considered significant and require immediate repair were identified and include the following:

- Repair metal stairs
- Repair broken, cracked and differential settlement in property sidewalks.
- Closed building weep holes
- Evaluate moisture infiltration at units 5, 29 and 31
- Add accessible parking and signage

Costs for these items are included in the Immediate Repair Table.

Capital needs over the term of this report will be required for items such as: asphalt pavement repairs, exterior facade maintenance, roof replacements, HVAC replacements, galvanized piping replacements, domestic hot water heater replacement, landscaping maintenance, storm drainage clearing, wood stair repairs, dumpster fencing replacement, soffit repairs, walls and ceilings, and dwelling unit floors and appliances.

Costs for these items are identified in the Replacement Reserve Schedule.

**Property Expected Remaining Useful Life**

Based on the general condition of the Property reported above, it is EFI's professional opinion that the Remaining Useful Life (RUL) of the Property is estimated to be not less than 35 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended Immediate Repairs or Replacement Reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as-needed basis. EFI can make no comment on the marketability of the Property's useful life.
1.0 INTRODUCTION

EFI Global, Inc. (EFI) was retained by KCG Development to perform a Property Condition Assessment (PCA) of Houston - W Bellfort located at 4135 W Bellfort in Houston, TX (the "Property"). This PCA was performed in accordance with the Professional Services Agreement between EFI and KCG Development, authorized on January 21, 2019.

1.1 Purpose

The purpose of the PCA was to observe and document readily-visible materials and building system defects which might significantly affect the value of the Property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period. EFI understands that the findings of this property condition report will be used to evaluate the Property as collateral to secure a loan.

1.2 Scope of Work

The PCA was performed in general accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and is subject to the limitations and scope considerations contained within the Standard. The PCA findings are based on the visual, non-intrusive and non-destructive evaluation of various external and internal building components as noted during a site walk-through survey conducted by EFI representatives. In addition, EFI conducted interviews of Property ownership, management and tenants, as available and allowed. EFI also made inquiries and/or interviewed representatives of municipal entities that may have knowledge or information relating to building and fire code violations.

1.2.1 Walk-Through Survey

EFI performed a walk-through survey of the Property on February 6, 2019. The site visit was performed by Lee Burckle, who was escorted by Shametria White. Weather at the time of the survey was 45-50 degrees and partly cloudy with a light breeze. EFI observed the physical setting of the Property, accessed a portion of the roofs and observed the building facades from various ground levels. EFI observed equipment rooms, common areas and the interiors of approximately 10 percent of the tenant spaces (units 4, 17, 31, 34, 43, 47 and 58). To the extent that they were visible and safely accessible, EFI assessed the site development, building structure, building exterior and interior areas; mechanical, electrical, and plumbing systems, and life safety/fire protection. EFI recorded the general conditions of the Property via photographs. Representative photographs are included within this report.

1.2.2 Interviews

EFI interviewed, or attempted to interview, representatives of Property ownership or management and readily-available tenants. In addition, EFI contacted local municipal building and fire officials to request code violation information. The following people or organizations were interviewed by EFI during the site visit or report preparation:

- Shametria White, Property Manager, 713-320-3552
- City of Houston Building Department, no interview provided; Freedom of Information Request required.
• City of Houston Fire Department, no interview provided; Freedom of Information Request required.

• City of Houston Planning/Zoning Department, no interview provided; Freedom of Information Request required.

1.2.3 Document Reviews

EFI was provided the following written documents for review:

• Current Rent Roll, dated January 2019
• Termite inspection report, dated November 2016
• Site Plan

EFI submitted a pre-survey questionnaire to Ina Spokas with KCG Companies, LLC. A copy of the completed questionnaire is included in Appendix C. Pertinent information from the questionnaire is discussed throughout the applicable sections of this report.

1.3 Reliance

All reports, both verbal and written, are for the benefit of KCG Development and the Texas Department of Housing and Community Affairs. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of EFI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with EFI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against EFI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with EFI’s Proposal and General Conditions executed by KCG Development on January 4, 2019.
2.0 SYSTEM DESCRIPTION AND OBSERVATION

2.1 Overall General Description

The Property is a multi-family residential complex comprised of nine buildings including a leasing center, two laundry/hot water buildings and two maintenance buildings. The apartment buildings and laundry buildings were constructed in 1955. The maintenance buildings appear to have been added at a later time. The apartment buildings are two-story structures that are generally rectangular-shaped in plan view and contain 64 dwelling units.

The Property is situated on a generally rectangular-shaped land parcel of 1.541 acres. The Property is located on the south side of W Bellfort between approximately 1,650 feet west of Stella Link Road.

Parking for the Property is provided by asphalt pavement and includes carport and standard uncovered parking stalls. The rest of the Property consists of service/drive lanes, pedestrian walkways, landscaping, a trash dumpster, and mail kiosks.

Each building frame consists primarily of wood frame construction. The upper-level framing system was not visible, but is anticipated to consist of wood beams or joists supporting plywood floor decking. The exterior balconies consist of wood frame topped with concrete with an exposed aggregate finish or a smooth concrete finish. The roof framing system not visible but is anticipated to consist of wood beams or joists supporting plywood roof decking and a built-up roof system.

Building foundations were not visible, but are anticipated to consist of continuous perimeter reinforced concrete spread footings supporting a reinforced concrete slab-on-grade and interior isolated spread footings supporting column or walls. No crawl spaces were reported or observed.

The exterior walls of each apartment building consist of painted brick veneer, The buildings have a flat roof design and are covered with built-up roof with mineral surfaced cap sheet. The mail kiosks and maintenance buildings are covered with asphalt composition shingles.

Apartment units generally have a common design including a central living and dining area, with individual bedrooms and bathrooms extending off of the living area. Apartment units are heated and cooled by individual electric split system HVAC units. Condenser units are located on the roofs and fan coil units are located in hallway closets. Primary electrical service is fed from pole-mounted step-down transformer units throughout the Property. The electric system to each dwelling unit consists of 100 ampere, 120/240 volt, single phase, three wire alternating current (AC). Hot water is provided to each unit by four common area gas 100-gallon water heater units.

2.2 Site Improvements

2.2.1 Topography

Description:

The Property is generally level with engineered slopes for drainage purposes. EFI did not observe abnormal features such as ground fractures, settlement areas, or areas of ponding water that were considered to be significant.

Observations/Comments:

No observed or reported deficiencies were noted.
2.2.2 Storm Water Drainage

Description:

Water runs off the Property by way of sheet flow to area catch basins located in the pavement and landscaped areas. Water is drained from the roofing surfaces to the grade or directly into the below grade storm drainage system. The pavement and open areas slope slightly away from each building. The storm water is directed into the municipal sewer system.

Observations/Comments:

EFI did not observe evidence of erosion or chronically-standing water that requires correction. However, according to the Property Manager, the property suffers from slow or poor drainage. In an effort to resolve the drainage issues, additional area drains have been added in various locations throughout the property. Based on our observations, several of the area drains appeared obstructed and in need of cleaning. In addition, the roof drainage for the commercial structure directly east of the Property was observed to drain toward the Property and some of the residential structures directly south of the Property were observed to have rot boards at their fence base restricting drainage in this area. Overall, Property drainage appeared to be fair. It is recommended that the below grade storm drains at the Property be cleared of any obstructions. As the cause of the obstructions is unknown, an allowance for this work has been included in the Replacement Reserve table.

Recommendation

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clearing of below grade storm drainage system</td>
<td>5</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>$5,000</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$5,000</td>
</tr>
</tbody>
</table>

2.2.3 Site Access and Traffic Flow

Description:

There are three vehicular entrances to the Property, each of which is located on the north side along W Bellfort. The entrance drive aprons are constructed with concrete pavement. No signalization is provided. In addition, the parking area on the east side of the Property is connected to the adjacent commercial structure allowing unrestricted access between the two properties.

Observations/Comments:

Site access drives were observed to be in fair condition with no significant deficiencies. Isolated repairs can be performed as routine maintenance. The entrance drives appeared to be adequate in terms of location and accessibility.

2.2.4 Parking

Description:

Parking is provided for approximately 102 vehicles which is approximately 1.59 spaces per apartment unit. There are 67 spaces in open lots of which one is designated for handicapped use. There are 35 spaces in carports.
Observations/Comments:
The number and configuration of the parking spaces appears to be adequate for this type Property. The handicap space has no vertical signage. This item is further addressed in Section 3.0 - ADA Compliance.

2.2.5 Paving Type/Age
Description:
Parking is provided by asphalt pavement at grade throughout the site. The site contact did not know when the pavement was last seal coated and restriped. The internal drive on the west side of the Property, from the street to the trash dumpster is cast-in-place concrete.

Observations/Comments:
The concrete paving appeared to be in good condition with no significant signs of cracking or surface deterioration. Over the reserve term, minor crack sealing will be required as part of routine maintenance.

The asphalt pavement system generally appeared to be in fair condition, with some areas of failure and deterioration, such as potholes or localized depressions, alligator cracking and loss of wearing surface. It is recommended that these areas be cut and patched in order to prevent further deterioration of the pavement system. Funds have been included in the Replacement Reserve table.

Seal coating is in generally poor condition. In order to maximize the pavement life, seal coating and crack sealing will be required during the reserve term. Funds have been included in the Replacement Reserve table.

Recommendation

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt pavement (seal coat and restripe over term)</td>
<td>5</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>$2,520</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6</td>
<td>$2,520</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>11</td>
<td>$2,520</td>
</tr>
<tr>
<td>Asphalt repair (cut and patch)</td>
<td>25</td>
<td>24</td>
<td>1</td>
<td>1</td>
<td>$2,750</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$10,310</td>
</tr>
</tbody>
</table>

2.2.6 Curbing/Wheel Stops
Description:
The paved areas are generally flush with the surrounding areas or abut the buildings. Concrete wheel stops were observed at the majority of the parking spaces.

Observations/Comments:
The wheel stops appeared to be in good condition. Routine maintenance is anticipated during the reserve term.
2.2.7 Pavement Striping

Description:
Painted parking stripes, hash-outs and handicap stall designation striping and markings were noted in the parking areas. White striped markings separate parking spaces.

Observations/Comments:
Striping was observed to be in poor condition. Replacement reserves are allocated for periodic re-striping during the reserve term and are included in section 2.5.5.

2.2.8 Flatwork, Loading Docks, Exterior Walks, Stairs and Railings

Description:
Concrete pedestrian walks provide access to each building. The walkways contain either an exposed aggregate finish or a broom finish.

A concrete sidewalk also runs adjacent to the property along W Bellfort. According to the Property Manager, this sidewalk does not belong to the Property. As such, no costs for this sidewalk are included herein.

The garbage dumpster enclosure at the site features a concrete pad.

Access to the upper level units is provided by exterior stairways. The stairways constructed of steel with concrete filled pan treads or wood with wood treads. Risers are open on both stairways.

No loading docks were observed at the Property.

Observations/Comments:
The Property sidewalks were observed to be in fair to good condition with cracking and differential settlement observed in various locations throughout the Property. Joint sealant has been used to fill some of the gaps in the sidewalks. The joint sealant was observed to exhibit varying degrees of deterioration. In order to mitigate any potential tripping hazards, crack sealing and leveling of the sidewalks is anticipated during the reserve term. An allowance for this work has been included in the Immediate Repairs and Replacement Reserves.

The concrete dumpster pad appeared to be generally in good condition with no areas of significant cracking or surface deterioration observed.

Metal frame stairs were observed to be in fair to poor condition. Portions of the metal pan treads were noted to be corroded, some balustrades were observed to be corroded, some of the concrete steps were observed to be spalled, cracked or no longer flat and the paint was observed to flaking. The central support stringer was observed to be good condition with only flaking paint. It is recommended that the deteriorated portions of the stairs be repaired. Funds have been included in the Immediate Repairs table.

Wood framed stairs were observed to be in good to fair condition. Given an Effective Useful Life of approximately 20-25 years, replacement during the reserve term is anticipated. In addition, portions of the wood treads and stringers were observed to be deteriorated, and some stairs appeared to be out of level or square. It is recommended that the deteriorated portions of the
stairs be repaired/replaced in the short term. Funds have been included in the Replacement Reserve table.

**Recommended**

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repair metal stairs</td>
<td>35</td>
<td>35</td>
<td>0</td>
<td>Immediate</td>
<td>$11,250</td>
</tr>
<tr>
<td>Repair wood stairs</td>
<td>25</td>
<td>24</td>
<td>1</td>
<td>1</td>
<td>$6,475 $6,475</td>
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<tr>
<td>Sidewalk repairs</td>
<td>40</td>
<td>40</td>
<td>0</td>
<td>Immediate</td>
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<tr>
<td>Total</td>
<td></td>
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<td></td>
<td></td>
<td>$31,200</td>
</tr>
</tbody>
</table>

### 2.2.9 Landscaping and Appurtenances

**Description:**
The landscaping consists primarily of landscape timbers, ground cover, grass turf, shrubs, and trees. Isolated areas are covered with pea gravel.

There is no irrigation system that services the landscaped areas.

**Observations/Comments:**
The landscaping components appeared to be generally in fair condition. Areas of sparse or eroded grasses or ground cover were observed throughout the property. These areas should be re-planted to eliminate any further deterioration of the landscaping and clogging of the area drains. In addition, there is one dead palm tree in the west courtyard. It is recommended that the tree be removed. Funds have been included in the Replacement Reserve table.

Perimeter fencing was observed on three sides of the Property. According to the Property Manager the fencing does not belong to the Property. As such, no costs have been included.

**Recommendation**

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove tree and provide landscape cover</td>
<td>40</td>
<td>39</td>
<td>1</td>
<td>1</td>
<td>$8,500</td>
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<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$8,500</td>
</tr>
</tbody>
</table>

### 2.2.10 Retaining Walls

**Description:**
No retaining walls were observed at the Property

### 2.2.11 Utilities

**Description:**
EFI did not identify any special utility systems at the Property at the time of the assessment.

**Observations/Comments:**
All utilities, except electric, are provided via underground services and appear to adequately
2.2.12 Site Lighting

Description:
Exterior lighting consists of fixtures surface-mounted on building walls or to the underside of carports.

Additional lighting is provided by decorative accent lighting mounted adjacent to the unit entry doors.

Observations/Comments:
No observed or reported deficiencies were noted. The survey was conducted during daylight hours and Property lighting levels could not be accurately assessed; however, the lighting layout appears to provide adequate coverage. Fixture replacement is considered routine maintenance.

2.2.13 Waste Storage Area

Description:
A single trash dumpster is located at the southwest corner of the property. The waste dumpster is reportedly the property of the waste collection contractor.

Observations/Comments:
A wood screen wall encloses for the trash dumpster and was observed to be in fair condition. Based on the Effective Useful Life and condition of the wood fencing, replacement during the reserve term is anticipated. Funds have been included in the Replacement Reserve table.

Recommendation

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace dumpster screen fence</td>
<td>15</td>
<td>10</td>
<td>5</td>
<td>5</td>
<td>$900</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$900</td>
</tr>
</tbody>
</table>

2.2.14 Site and Building Signage

Description:
The Property is identified and advertised from the adjacent thoroughfare by a wood sign along W Bellfort, on the north side of the Property. Additional building signage is affixed to each building.
Observations/Comments:
The Property and building signage is in good condition with no significant deficiencies. Repair and repainting of the signage is considered to be a part of routine maintenance.

2.2.15 Other Site Amenities/Recreational Facilities

Description:
Carports are provided for use by a portion of the tenants. Construction consists of open steel framing with a low-slope corrugated metal roof.

Two community laundry rooms are located in the apartment buildings each containing two washing machines and two dryers.

Two wood-framed and asphalt shingle roof maintenance buildings are located at the Property.

Observations/Comments:
The maintenance buildings appeared to be in generally good to fair condition. Some of the exterior finishes are worn and damaged. Repair and replacement of the worn and damaged finishes is required. As the amount of this work is relatively minimal, it is anticipated that this work can be performed as routine maintenance.

The laundry equipment appeared to be in fair condition. Since the common area laundry equipment is leased through a third party vendor, replacement costs are not included in the reserves.

The carports appear to be in generally good condition. Some posts were observed to be slightly bent and the roof of the carport adjacent to the leasing office appeared corroded. Based on our visual observations of the carport roof adjacent to the leasing office, replacement during the reserve term is anticipated. Funds have been included in the Replacement Reserve table.

Recommendation

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace corrugated metal carport roof</td>
<td>30</td>
<td>25</td>
<td>5</td>
<td>5</td>
<td>$9,250</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$9,250</td>
</tr>
</tbody>
</table>

2.3 Structural Frame and Building Envelope

2.3.1 Substructure

Description:
As-built plans of the Property were unavailable for review to confirm the below ground components. Based on our experience with similar structures and observations, the substructures appear to be constructed of continuous perimeter reinforced concrete spread footings supporting a reinforced concrete slab-on-grade and interior isolated spread footings supporting wall or column loads.

Observations/Comments:
Foundation and footing construction could not be verified while on-site due to hidden conditions. Observations of the exterior walls generally revealed no apparent signs of significant
cracking or movement that would indicate excessive settlement or an improperly-installed foundation system.

Isolated cracking was noted in the brick veneer of buildings C and F along the rear elevations. The cracking appeared confined to the exterior brick veneer. The cracking was 1/16" or less in width and no displacement was noted. It is suggested the wall cracking be monitored and if the cracking expands, or vertical displacement is observed, the foundation and wall system be reviewed by a structural engineer, experienced with the soil conditions in the State of Texas, and suggested repairs completed if recommended.

2.3.2 Superstructure

Description:
Each building frame consists primarily of wood frame construction. The upper-level framing system was not visible, but is anticipated to consist of wood beams or joists supporting plywood floor decking. The exterior balconies consist of wood frame topped with concrete with an exposed aggregate finish or a smooth concrete finish. The roof framing system not visible but is anticipated to consist of wood beams or joists supporting plywood roof decking and a built-up roof system.

Observations/Comments:
All three upper level units walked during our site observation were noted to have sloping floors. No visible distress such as cracked sheetrock, separation of the floor from the cove base or cabinets, or sticking doors was observed. In unit 34, the sheetrock at the ceiling / wall interface in the bathroom was observed have separation of approximately 1/8". It is suggested that the sloping be monitored and if cracking occurs in the finishes, or vertical displacement is observed, the foundation, floor and wall systems be reviewed by a structural engineer, in the State of Texas, and suggested repairs completed if recommended.

Stair step brick cracking was observed in the brick veneer at buildings C and F and noted to be minimal. See Section 2.3.1 - Substructure for additional information related to the brick cracking.

2.3.3 Facades

2.3.3.1 Exterior Walls

Description:
The exterior walls of the buildings consist of a combination of painted brick veneer and painted siding. Areas of painted wood trim, fascia and soffit panels were also noted.

Elastomeric sealants (caulking) were noted at construction joints and between dissimilar materials and joints and around windows and doors.

Observations/Comments:
The brick veneer was observed to be in generally good condition, with no signs of deterioration or efflorescence. Isolated cracks were observed in the brick in buildings C and F and is further discussed in Section 2.3.1 - Substructure.

The paint finishes were generally observed to be in good to fair condition, with isolated areas
of damage or deterioration of the soffit panels, wood trim and siding. Based on the existing conditions and effective useful life of a paint finish, it is anticipated that the paint will require replacement during the reserve term along with repair of the damaged areas. Funds have been included in the Replacement Reserve table.

The sealant was observed to be good to poor condition. Based on our observations and the effective useful life of sealants, replacement during the reserve term is anticipated. An estimated cost for sealant replacement is included with the cost to repaint the buildings.

Portions of the weep holes at the base of each building and around some windows were observed to be closed or missing. Weep holes allow water to drain from the wall cavity and ventilating air to enter being the wall to help dry the structure. It is recommended that an allowance be established to reopen the closed weep holes as an Immediate Repair.

Recommendation

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repaint exterior walls, trim/siding repairs</td>
<td>8</td>
<td>7</td>
<td>1</td>
<td>1</td>
<td>$19,200</td>
</tr>
<tr>
<td>Open weep holes</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>Immediate</td>
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<td>Total</td>
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<td>$43,400</td>
</tr>
</tbody>
</table>

2.3.3.2 Windows

Description:

Windows for the apartment units throughout the Property were observed to be a combination of several types. All windows were observed to be single pane, however some were fixed, some were vertical sliding and some were horizontal sliding. Some were metal-framed and some were wood framed. Some are covered with storm windows.

Observations/Comments:

Based on our observations, when the larger "picture" windows have been replaced, the window area is infilled with siding and a smaller window unit installed. In addition, one "picture" window at building G was broken and in need of replacement. As the amount of this work is relatively minimal, it is anticipated that this work can be performed as routine maintenance.

According to the Property Manager, the windows are replaced on an as needed basis as part of the operating budget.

2.3.3.3 Doors/Frames

Description:

Dwelling units have an entry door consisting of painted metal or wood with locking knob set and deadbolt hardware.

Observations/Comments:

According to information provided, new entry doors and hardware were installed during the 2010/2011 renovation. Overall, the doors at the Property appeared to be generally in good to fair condition. The doors can be expected to last through the term with periodic repairs and
repainting as part of routine maintenance.

2.3.4 Balconies

Description:
Balconies (unit access walkways) were observed along upper level units of the buildings. The walkways are accessed from the exterior stairways that provide access to the upper level units and are covered by wood framed soffits. The balconies are enclosed by metal railings.

The balconies are composed of wood framing members, topped with plywood decking and concrete and have wood paneled soffits. Walkway surfaces have either a broom finish or an exposed aggregate finish.

Observations/Comments:
The balconies appeared to be generally in good to fair condition with cracking of the concrete walking surface observed in isolated areas. In addition, deflecting balconies, deteriorated soffit panels (at the roof and walkway) were observed in isolated locations. The soffits are enclosed and no observations of framing members in these areas could be performed. Based on our observations, it is recommended that an allowance for soffit and walkway repairs be established. Funds have been included in the Replacement Reserve Schedule.

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soffit and walkway repairs</td>
<td>40</td>
<td>39</td>
<td>1</td>
<td>1</td>
<td>$10,000</td>
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<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$10,000</td>
</tr>
</tbody>
</table>

2.3.5 Roofing

Roof Type
The roofing systems on the apartment building are considered low slope roofs providing minimal drainage. The roofs consist of a built-up roof (BUR) with mineralized cap sheet.

No attic spaces were observed in the buildings.

According to the Property Manager, the roofs of buildings A, C, D, E, G, I (three quarters), and the laundry rooms were replaced in 2018 due to damage sustained from Hurricane Harvey. However, based on our observations, the roof of the east laundry room does not appear to have been replaced in 2018.

According to the Property Manager, the roofs of buildings B, and F were repaired as needed in 2018 due to damage sustained from Hurricane Harvey. Based on a review of images from Google Earth, these roofs appear to have been replaced circa 2008.

According to the Property Manager, the roof of building H was installed circa 2008. However based on our observations this roofs appears to be same age as buildings A, C, E G, and I.

The roof ages provided by the site contact appear to be reasonable except as noted above.
Drainage
Stormwater runoff for each roof is directed to metal gutters with downspouts that discharge at grade or directly into the below grade storm drainage system.

Warranty
According to the Property Manager, the roofs on buildings A, C, D, E, G, I and the laundry rooms are covered by a five year labor and materials warranty from the date of installation. The repairs to the roofs of buildings B and F have a one year labor and materials warranty. No documentation was provided.

Ancillary Roof(s)
The mail kiosk roofs and maintenance buildings are composed of asphalt composition shingles. The roofs appear to be in good condition.
The carports are covered with a corrugated metal roof.

Flashings/Details
The apartment building roofs terminate at the building edges at a metal fascia.

Expansion Joints
No expansion joints were observed in the roofs.

General Condition
The visual observations revealed the building roofing to be in good and functional condition at this time.

Observations/Comments:
In estimating the condition and effective useful life of a BUR roof, EFI has relied on general industry performance of similar type roofs and general observations of the surface covering to determine if replacement is warranted during the assessment period. Roofs of this type typically have an average effective useful life of approximately 15 years, depending on the location of the property, material type and quality, quality of installation, roof maintenance and exposure, and regional climatic conditions. Based on our observations of the roofs and their EUL, replacement of the roofs on buildings B, F and a portion of building I will require replacement during the reserve term. Funds have been included in the Replacement Reserve table.

The corrugated metal roof on the carport adjacent to the leasing office appears corroded. Based on the duration of the reserve term and condition of the roof, replacement during the reserve term is anticipated.

Ponding was observed on the roofs of buildings A, C, E, G, H and F. It is recommended that the low spots be raised to provide positive drainage and to maximize the life of the roof system. Funds have been included in the Replacement Reserve table.

As the amount of the mail kiosk and maintenance buildings roofs is less than 150 square feet, it is anticipated that any replacement can be performed as routine maintenance.

It is recommended that the Client confirm the presence of the reported warranties and their transferability.
Water infiltration was reported by the Property Manager at units 5 (Building A), 29 (Building D) and 31 (building D). According to the Property Manager, water is entering along the roof perimeter at the exterior wall and entering the units near the floor area. No open areas in the roofs were observed in these areas during our walkover. In addition, remedial repairs were observed to the brick walls in these areas. It is recommended that an allowance be established for an evaluation and repair of the walls and roofs in these areas.

**Recommendation**

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace BUR</td>
<td>15</td>
<td>8</td>
<td>7</td>
<td>7</td>
<td>$40,220</td>
</tr>
<tr>
<td>Replace carport roof</td>
<td>30</td>
<td>25</td>
<td>6</td>
<td>5</td>
<td>$8,625</td>
</tr>
<tr>
<td>Units 5, 29 and 31 evaluation</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>Immediate</td>
<td>$10,000</td>
</tr>
<tr>
<td>Raise low spots</td>
<td>20</td>
<td>19</td>
<td>1</td>
<td>1</td>
<td>$6,750</td>
</tr>
<tr>
<td><strong>Total</strong></td>
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<td></td>
<td></td>
<td><strong>$65,595</strong></td>
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<table>
<thead>
<tr>
<th>Roof ID</th>
<th>Area</th>
<th>Reported Age</th>
<th>Type</th>
<th>Warranty (Y/N)</th>
<th>Condition (G/F/P)</th>
<th>Acton (RM/IR/RR)</th>
<th>Est. Remaining Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>B,F</td>
<td>9,200</td>
<td>8 Yr</td>
<td>BUR</td>
<td>N</td>
<td>F</td>
<td>RR</td>
<td>7</td>
</tr>
<tr>
<td>A, C, D, E, G I (3/4), 1 Laundry</td>
<td>24,000</td>
<td>1 Yr</td>
<td>BUR</td>
<td>Y</td>
<td>G</td>
<td>RM</td>
<td>14 Yrs</td>
</tr>
<tr>
<td>I (1/4), 1 Laundry</td>
<td>855</td>
<td>8 Yr</td>
<td>BUR</td>
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<td>F</td>
<td>RR</td>
<td>7</td>
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<tr>
<td>Mail Kiosk, Maint</td>
<td>150</td>
<td>10</td>
<td>Composition</td>
<td>N</td>
<td>F</td>
<td>RM</td>
<td>10</td>
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<tr>
<td>Carport</td>
<td>6,900</td>
<td>Unk</td>
<td>Metal</td>
<td>N</td>
<td>G,F</td>
<td>RR</td>
<td>5 - 20</td>
</tr>
</tbody>
</table>

**2.4 Mechanical, Electrical & Plumbing**

**2.4.1 HVAC Systems**

**Description:**

The dwelling units are heated and cooled by split system air conditioners with electric heating. The fan coil unit is located in an interior closet. The air-conditioning condensing unit is roof mounted. The condensing units observed were manufactured by ECO Temp.

A small electric pump discharges the condensate to the plumbing system. The condensate is assumed to be routed to the interior plumbing as the actual connection between the pump and the plumbing was not visible.

Natural ventilation is provided by a combination of operable windows, and bathroom vents. Range hoods are not vented to the outside.

**Observations/Comments:**

The fan coil units and condensing units appeared to be generally in good condition. Manufacturer dates on the condensing units indicate they were manufactured in 2010. According to the information provided, both the condensing units and fan coil units were installed during the 2010/2011 Property renovation. According the Property Manager, the condensing units and fan coil units are mostly original. EFI assumes that the property contains
a mixture of newer and older units.

The cooling equipment uses R410A as refrigerant.

The heating and cooling system in each unit is controlled by a local thermostat.

Given an effective useful life of approximately 15 years, replacement of the condensing units during the reserve term is anticipated. Given an effective useful life of approximately 20 years, replacement of a portion of the fan coil units during the reserve term is anticipated.

The cooling coils and housings in a portion of the units observed were noted to be dirty and dusty. It is recommended that maintenance survey the complex for dirty coils and housings and clean them. This work can be performed as routine maintenance.

**Recommendation**

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Condensing unit replacement</td>
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<td>6</td>
<td>6</td>
<td>$13,950</td>
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<td></td>
<td></td>
<td></td>
<td>8</td>
<td>$13,950</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9</td>
<td>$13,950</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>10</td>
<td>$13,950</td>
</tr>
<tr>
<td>Fan coil unit replacement</td>
<td>20</td>
<td>9</td>
<td>11</td>
<td>11</td>
<td>$9,920</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12</td>
<td>$9,920</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$89,590</td>
</tr>
</tbody>
</table>

**2.4.2 Electrical Systems**

**Description:**

Primary electrical service is fed from pole-mounted step-down transformer units throughout the Property. Reportedly, the utility company owns and maintains each transformer. Each transformer supplies power via aboveground conduit to the main service panels and meters located at each building. The electric system to each building consists of 400-amp, 120/240-volt, single-phase, three-wire alternating current (AC). Unit disconnect switches for each unit were noted to be rated at 100 amps.

Branch wiring observed by EFI was copper. No aluminum branch wiring was observed or reported.

Surface incandescent and fluorescent fixtures provide the interior lighting.

**Observations/Comments:**

In general, the electrical systems for the Property, including switchboards, panel boards, lighting and wiring system appear in good condition and adequately sized for the intended use of the facilities.

**2.4.3 Plumbing**

**2.4.3.1 Piping**
Description:

Domestic water piping was primarily observed to be galvanized. Isolated areas of PEX was observed at some plumbing stub outs in the apartments. According to the Property Manager repairs have included both copper and PEX. Sanitary vent piping was observed to be cast iron at the roof penetration and PVC at interior plumbing stub outs.

Site water and sewer lines were reported to be in good operating condition with no active leaks or reported problems.

Observations/Comments:

Galvanized pipe is defined as "a steel pipe or wrought-iron pipe, of standard dimensions, which has been galvanized by coating it with a thin layer of zinc". Galvanized piping has been utilized as a water supply system throughout the country, and is not limited to certain dates of construction. Galvanized piping systems typically exhibit corrosion more quickly than other plumbing systems. Galvanized steel piping is still in use, however, it is not installed in modern construction. It oxidizes from the inside out, the oxidation (rust) reduces the interior diameter of the pipe, restricting the flow of water and it usually first leaks at threaded joints where the pipes are joined. Galvanized pipe corrodes more quickly when it comes in direct contact with copper; dielectric couplers are special connectors to prevent galvanic action or electrolysis.

Corrosion is a chemical or electrochemical process in which the metals commonly used in plumbing systems deteriorate and ultimately fail. Rates of corrosion produced by different waters vary widely, depending upon a number of factors (including acidity, electrical conductivity, temperature, oxygen concentration and the presence of sulfate and chlorides.) Failures are also related to the amount of oxygen that is present. The more a fixture is used, the more water (and oxygen) is present, which corrodes/oxidizes the piping at a greater rate. In addition, hot water lines typically corrode faster than the cold water lines.

According to the Property Manager, buildings A, B, C, D and E suffer from low water pressure. According to the tenant interviewed in unit 4 low water pressure is a constant issue. Based on our observations of the hot water units the hot water supply line is reduced from two inch diameter pipe to a 3/4" diameter pipe within 5 feet of the tanks. This coupled with anticipated reduction of interior diameter may be one cause of the low pressure.

The galvanized piping at the Property is over 40 years old. A useful life of these lines ranges between 25 to 45 years. Given the age of the system and the noted areas of concern, EFI recommends that management consider systematic replacement of the galvanized lines. Funds have been included in the Replacement Reserve table.

According to the Property Manager, the underground site sanitary related to units 8-39 experienced blockages. Reportedly, the underground line servicing these units was replaced in 2018 and no issues have occurred since.
## Recommendation

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Galvanized piping - Replace</td>
<td>45</td>
<td>44</td>
<td>1</td>
<td>1</td>
<td>$7,750</td>
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<td>7</td>
<td></td>
<td></td>
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<td>$7,750</td>
</tr>
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<td></td>
<td>8</td>
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<td></td>
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</tr>
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<td>9</td>
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<td>$7,750</td>
</tr>
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<td></td>
<td>10</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$93,000</strong></td>
</tr>
</tbody>
</table>

### 2.4.3.2 Domestic Hot Water

#### Description:

Domestic hot water is provided by four natural gas water heaters (100-gallon tank capacity) installed in the laundry/hot water buildings. There are two units in each building. Hot water is circulated by a small electric pump. There is one pump in each building.

#### Observations/Comments:

The water heaters were observed to be in good to fair condition with no significant deficiencies. Manufacturing dates on the water heaters indicate that they were installed circa 2013/2014. Given an Effective Useful Life of approximately 15 years, replacement during the reserve term is anticipated. Funds have been included in the Replacement Reserve table for partial replacement.

Circulation or jockey pump replacement can be performed as needed as part of routine maintenance.

The discharge piping on one of the temperature and pressure relief valves appeared broken and in need of repair. In addition, a small leak was observed on the galvanized pipe at the west laundry/hot water heater room and requires repair. As the amount of this work is relatively minimal, this work can be performed as routine maintenance.

#### Recommendation

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace hot water heaters</td>
<td>15</td>
<td>6</td>
<td>9</td>
<td>9</td>
<td>$2,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
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<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$4,000</strong></td>
</tr>
</tbody>
</table>

### 2.5 Vertical Transportation/Conveyor Systems
2.5.1 Elevators
Description:
No elevators are provided.

2.5.2 Escalators
Description:
No escalators are provided.

2.6 Fire/Life Safety
2.6.1 Fire Sprinklers
Description:
No sprinklers were observed.

2.6.2 Life Safety/Alarm Systems
Description:
The dwelling units observed have one or more individual battery-powered smoke detectors installed. The Property Manager reported that the smoke detectors are checked for defects by the maintenance staff periodically and at time of tenant turnover.

Fire extinguishers were observed in each unit and in the leasing office. The Leasing office fire extinguishers are inspected annually and carry current tags.

According to the information provided, all smoke detectors and fire extinguishers throughout the Property were replaced during the renovation in 2010/2011.

Observations/Comments:
No observed or reported deficiencies were noted. Fire extinguisher and smoke detector replacement is considered routine maintenance.

2.7 Interior Elements
2.7.1 Unit Mix
The unit mix consists of the following:

<table>
<thead>
<tr>
<th>Unit Name</th>
<th>Unit Type</th>
<th>No. of Units</th>
<th>Area/SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>1 Bed / 1 Bath</td>
<td>26</td>
<td>558 each</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>2 Bed / 1 Bath</td>
<td>38</td>
<td>744 each</td>
</tr>
</tbody>
</table>

2.7.2 Observed Units
EFI observed approximately ten percent of the residences and all of the common areas.

The units observed consist of the following:
<table>
<thead>
<tr>
<th>Building/Unit No.</th>
<th>Unit Type</th>
<th>Status (Occ/Vac)</th>
<th>Condition (Good/Fair/Poor/Down)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A / 4</td>
<td>1B / 1B</td>
<td>Occupied</td>
<td>Fair, low water pressure, floor slopes, dirty FCU, mold at windows, moisture stain at window sill</td>
</tr>
<tr>
<td>D / 31</td>
<td>1B / 1B</td>
<td>Vacant</td>
<td>Good, mold at windows, floor slopes due to plumbing repair</td>
</tr>
<tr>
<td>G / 34</td>
<td>1B / 2B</td>
<td>Occupied</td>
<td>Fair, floor slopes, crack at ceiling/wall interface in bathroom</td>
</tr>
<tr>
<td>B / 17</td>
<td>2B / 1B</td>
<td></td>
<td>Fair, mold at windows, Floor slopes, water stained base cove, FCU not accessible</td>
</tr>
<tr>
<td>F / 43</td>
<td>2B / 1B</td>
<td>Occupied</td>
<td>Fair, damaged finishes, bug droppings in panelboard, mold at windows, corroded hinges, dirty FCU, damaged blinds</td>
</tr>
<tr>
<td>G / 47</td>
<td>2B / 1B</td>
<td>Occupied</td>
<td>Fair, mold at windows</td>
</tr>
<tr>
<td>I / 58</td>
<td>1B / 1B</td>
<td>Vacant</td>
<td>Good, floor slopes</td>
</tr>
</tbody>
</table>

### 2.7.3 Common Areas

**Description**

Common areas consist of the leasing office. The interior walls consist primarily of painted gypsum wallboard. The ceilings consist of painted drywall. The floors are covered with vinyl resilient floor covering.

**Observations/Comments**

The interior finishes of the common areas appeared to be generally in fair condition. EFI anticipates replacement of interior finishes during the reserve term. As the amount of this work is relatively minimal, it is anticipated that this work can be performed as part of routine maintenance.

### 2.7.4 Unit Finishes

#### 2.7.4.1 Interior Walls

**Description**

The interior walls consist primarily of painted gypsum wallboard.

**Observation/Comments**

According to Property management, interior wall finishes are replaced as-needed or during tenant turnover. Overall, the interior walls appeared to be in good to fair condition with no significant deficiencies. A small amount of wall finish damage was observed during our walk through. Repair of the damaged finishes is minor and can be performed as part of routine maintenance. Painting of the dwelling unit interiors is considered to be part of the operational budget. No costs are included in this report for interior painting.

#### 2.7.4.2 Ceilings

---

**February 16, 2019**

**EF1 Project No. 011.00132**
Description
The ceilings are primarily painted textured gypsum board.

Observations/Comments
According to Property management, ceiling finishes are replaced as-needed or during tenant turnover. Overall, the ceilings appeared to be in good to fair condition with no significant deficiencies. Painting of the dwelling unit interiors is considered to be part of the operational budget. No costs are included in this report for interior painting.

2.7.4.3 Flooring
Description
The flooring is comprised of carpeting in the unit living and bedroom areas with vinyl tile in the kitchen and bathroom areas.

Observations/Comments
According to Property management, flooring finishes are replaced as-needed or during tenant turnover.

According to information provided approximately 30 units had the floor finishes replaced during the 2010/2011 renovation.

The carpet appeared to be in fair condition, relative to age, with no significant deficiencies. Cycle replacement of the carpet is anticipated, and has been included in the Replacement Reserve.

The vinyl flooring appeared to be in good to fair condition, relative to age, with no significant deficiencies. Cycle replacement of a portion of the vinyl is anticipated, and has been included in the Replacement Reserve.

Recommendation

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpet replacement</td>
<td>7</td>
<td>6</td>
<td>1</td>
<td>1</td>
<td>$2,400</td>
</tr>
<tr>
<td></td>
<td>2</td>
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<td>2</td>
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</tr>
<tr>
<td></td>
<td>3</td>
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<td></td>
<td>3</td>
<td>$2,400</td>
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<td></td>
<td>4</td>
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</tr>
<tr>
<td></td>
<td>5</td>
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<td></td>
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<td>$2,400</td>
</tr>
<tr>
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<td>6</td>
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<td>7</td>
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<tr>
<td></td>
<td>12</td>
<td></td>
<td></td>
<td>12</td>
<td>$2,400</td>
</tr>
</tbody>
</table>
### Cost Recommendation

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vinyl flooring replacement</td>
<td>15</td>
<td>14</td>
<td>1</td>
<td>1</td>
<td>$1,074</td>
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<td>$1,066</td>
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<td>11</td>
<td>$1,066</td>
</tr>
<tr>
<td></td>
<td>12</td>
<td></td>
<td></td>
<td>12</td>
<td>$1,066</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$41,600</strong></td>
</tr>
</tbody>
</table>

### 2.7.4.4 Interior Doors

**Description**

Interior doors are typical, hollow-core wood in wooden frames with a painted finish.

**Comments/Observations**

Overall, the doors appeared to be in fair condition with no significant deficiencies.

According to information provided the interior doors were replaced during the 2010/2011 renovation on an as needed basis.

EFI anticipates that the doors will be repaired and/or refinished in conjunction with interior painting.

### 2.7.5 Unit Fixtures

#### 2.7.5.1 Lighting

**Description**

Interior lighting fixtures consist of a mixture of incandescent and fluorescent fixtures.

**Observations/Comments**

Overall, the light fixtures appeared to be in fair condition with no significant deficiencies.

According to information provided interior light fixtures were replaced during the 2010/2011 renovation.

EFI anticipates that the light fixtures will be replaced or repaired as-needed or during tenant turnover.

#### 2.7.5.2 Bathroom Fixtures

**Description**

Typical bathroom fixtures include a floor-mounted, tank-type commode, a lavatory with vanity, and a shower/bathtub arrangement with ceramic tile surround.
**Observations/Comments**

According to Property management, bathroom fixtures are replaced as-needed or during tenant turnover. Overall, the bathroom fixtures appeared to be in fair condition with no significant deficiencies. Individual replacements can be performed as part of routine maintenance.

According to information provided bath fixtures and tile surrounds were replaced during the 2010/2011 renovation; bath countertops in 10 units were replaced, and in 25 units were resurfaced; and mirrors were replace on an as needed basis. During the walkthrough one mirror was noted to have a deteriorating backing. Replacement can be performed as routine maintenance.

**2.7.5.3 Kitchen Fixtures**

**Description**

The kitchens are equipped with stainless steel sinks, composition or hard board cabinets and plastic laminate or ceramic tile on particle board countertops.

**Observations/Comments**

Overall, the kitchen fixtures appeared to be in fair condition. Some cabinets were observed to be broken, have deteriorated hinges, or damaged door finishes. It is recommended that an allowance be established to address damaged cabinets. Funds have been included in the Replacement Reserve table.

According to information provided new cabinets and countertops were provided in some units throughout the Property during the 2010/2011 renovation.

**Recommendation**

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cabinet repairs</td>
<td>25</td>
<td>24</td>
<td>1</td>
<td>1</td>
<td>$1,344</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2</td>
<td>$1,344</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>3</td>
<td>$1,344</td>
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<tr>
<td></td>
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<td>4</td>
<td>$1,344</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>5</td>
<td>$1,344</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$6,720</strong></td>
</tr>
</tbody>
</table>

**2.7.6 Unit Appliances**

**2.7.6.1 Ranges, Cooktops, Ovens, Vent Hoods**

**Description**

The ranges consist of one piece electric oven-cooktop units with recirculating vent hoods.

**Observations/Comments**

According to Property management, cooking appliances are replaced as-needed or during tenant turnover. Overall, the cooking appliances appeared to be in good to fair poor condition with no significant deficiencies. Cycle replacement of a portion of the ranges is anticipated, and has been included in the Replacement Reserve.
According to information provided new ranges and vent hoods were provided during the 2010/2011 renovation.

**Recommendation**

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stove replacement</td>
<td>20</td>
<td>9</td>
<td>11</td>
<td>11</td>
<td>$5,440</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12</td>
<td>$5,440</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$10,880</td>
</tr>
</tbody>
</table>

### 2.7.6.2 Refrigerators

**Description**

The refrigerators consist of 16 cubic foot frost-free units.

**Observations/Comments**

According to Property management, refrigerators are replaced as-needed or during tenant turnover. Overall, the refrigerators appeared to be in good to fair condition with no significant deficiencies. Cycle replacement of a portion of the refrigerators is anticipated, and has been included in the Replacement Reserve.

According to information provided new refrigerators hoods were provided in a portion of the units during the 2010/2011 renovation.

**Recommendation**

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Refrigerator replacement</td>
<td>15</td>
<td>8</td>
<td>7</td>
<td>7</td>
<td>$4,096</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>8</td>
<td>8</td>
<td>$4,096</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>9</td>
<td>9</td>
<td>$4,096</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>10</td>
<td>10</td>
<td>$4,096</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>11</td>
<td>11</td>
<td>$4,096</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$20,480</td>
</tr>
</tbody>
</table>

### 2.7.6.3 Dishwashers

**Description**

No dishwashers are provided in the apartment units.

### 2.7.6.4 Laundry Washing and Drying

**Description**

Washers and dryers are not provided in the living units.

Coin-operated washers and dryers for resident use are provided in laundry rooms. There are two laundry rooms. Each laundry room contains two washers and two dryers.
Observations/Comments
The maintenance and replacement of the common laundry equipment is the responsibility of a third-party vendor. No maintenance or replacement costs are included.

2.7.7 Unit Furnishings
Description
The Property apartment units are leased unfurnished.
3.0 ADA COMPLIANCE

Description

The Americans with Disabilities Act (ADA), Title III, 28 CFR Part 36, enacted July 26, 1990 and effective January 26, 1992, governs public accommodation and commercial properties. Title III of the ADA divides facilities into two basic categories: places of public accommodation and commercial facilities, with different obligations for each facility type. The provisions of Title III provide that persons with disabilities should have accommodations and access to public facilities that are equal, or similar, to those available to the general public. Assessment of any other Titles, or their provisions of the ADA, including those that govern employer and/or tenant responsibilities, is specifically excluded from this Scope of Work and Report. Additionally, many jurisdictions have state or local accessibility codes or guidelines that may differ from the ADA and ADAAG. Analysis of these codes is beyond the Scope of Work for this Report. Since tenants and employers at properties are usually responsible for making their leased areas ADAAG-compliant, assessment for ADAAG compliance in these areas was not completed.

Regardless of a property’s age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG). Facilities initially occupied after the effective date are required to fully comply with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance as Title III calls for owners of buildings occupied prior to the effective date to expend “reasonable” sums, and make “reasonable efforts”, to make “practicable” or “readily achievable” modifications to remove barriers, unless said modification would create an undue financial burden on the property or is structurally infeasible. When renovating buildings occupied prior to the effective date, the area renovated, and the path of travel accessing the renovated area, must comply with the ADAAG. As an alternative, a reasonable accommodation pertaining to the deficiency must be made. The definitions of “reasonable”, “reasonable efforts”, “practicable”, and “readily achievable”, are site dependent and vary based on the owner’s financial status.

Due to the unique nature of each property, the extent of analysis required, and the many variables of compliance with the ADAAG guidelines, the evaluation of costs for full ADAAG compliance is beyond the scope of this Report. A separate ADAAG Compliance Audit may be ordered and may reveal aspects of the property that are not in compliance.

For the purposes of this Report the survey is limited to visual observations of only a representative sample of areas readily observable or easily accessible. The survey is limited to identifying potential routine maintenance or renovation actions that can increase accessibility over time and may or may not, achieve full ADAAG compliance. Places of public accommodation at the Subject Property were visually observed for general compliance with the major requirements of the ADA, taking into consideration the current use of the property, its age and renovation history. No actual measurements were taken to verify compliance.

During the PCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in EFI’s Abbreviated Accessibility Checklist provided in the Appendix of this report. It is understood by the Client that the limited
observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EFI's undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

If you have additional questions concerning the ADA and the ADAAG, calls can be made to the United States Department of Justice (USDOJ) ADA Hotline at (800) 514-0301. Additional information is available online at the USDOJ ADA website at http://www.usdoj.gov/crt/ada/adastd94.pdf

Observations/Comments

For multi-family residential complexes, the public areas considered to be Public Accommodations under Title III of the Americans with Disabilities Act are limited to the rental office and areas of the property available for rental or to non-residents. A leasing office is provided on site.

The facility appears to be generally compliant within the defined priorities of Title III of the Americans with Disabilities Act. A full ADA Compliance Survey may reveal some aspects of the property that are not in compliance.

Based upon 102 parking spaces at the Property, the Property is required to provide five ADA accessible parking spaces. The Property currently provides one ADA accessible parking space. Four ADA accessible parking spaces need to be added.

Based upon the required four ADA accessible parking spaces, the Property is required to provide one ADA van accessible parking space. The Property provides no ADA van accessible parking spaces. One ADA van accessible parking spaces need to be added.

Recommendation

<table>
<thead>
<tr>
<th>Cost Recommendation</th>
<th>EUL</th>
<th>EFF AGE</th>
<th>RUL</th>
<th>Year</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide accessible parking and signage</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>Immediate</td>
<td>$1,200</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,200</td>
</tr>
</tbody>
</table>
4.0 REGULATORY COMPLIANCE

4.1 Building and Code Enforcement

Based on communication with the City of Houston Public Works Building Department, code compliance information can only be obtained through submission of a written request under the Freedom of Information Act (FOIA). A FOIA request was submitted to the City on January 25, 2019 requesting information related to the following:

§ Building violations
§ Existing or pending material building code requirements that the property would not be grandfathered
§ Current parking requirements
§ Whether the department perform inspections of the property, when and at what frequency
§ Certificates of occupancy

At this time no response has been received from the Building Department. Significant information will be submitted once received. It is our understanding that zoning ordinances or regulations are not in place for the City of Houston. A copy of the City of Houston's no zoning letter is attached as an appendix to the report.

4.2 City/Town Tenant Hotline Numbers

The City of Houston, through the Housing and Community and Development Department Fair Housing and Tenant Law requires a landlord to do certain things and guarantees tenants certain rights. In addition, the City contains numerous resources for assistance related to: Housing, Health, Utilities, Services and Utilities. Service information and contact numbers can be found on the City's website through the Housing and Community Development Department.

4.3 Building Permits and Certificates of Occupancy

Certificates of Occupancy were requested from the City of Houston in the FOIA request submitted on January 25, 2018. At this time no response has been received from the Building Department.

4.4 Legal Description

Per the Harris County Appraisal District the legal description is noted as "RES C4 & C5 Blk 1 Westwood SEC 5."

4.5 Zoning

It is our understanding that zoning ordinances or regulations are not in place for the City of Houston. A copy of the City of Houston's no zoning letter is attached as an appendix to the report.

4.5.1 Parking Requirements

Per the City of Houston website "As defined by the City of Houston Municipal Code Chapter 26 Article VIII, off street parking and loading is enacted for the purpose of requiring all persons developing new and redeveloping existing buildings or tracts within the city to provide sufficient off street parking and loading facilities at all times the buildings tracts are in use or occupied."
A summary of parking requirements by occupancy type was obtained from the City of Houston website. A copy of the requirements by occupancy type is included as an appendix to this report.

4.5.2 Landscaping

Per the City of Houston website "The City of Houston Tree and Shrub Ordinance provides standards for planting trees and shrubs and installing landscaping buffers. The ordinance further protects Houston's greenery by offering incentives to property owners who preserve and care for existing trees on private properties. Based on a property's size, the ordinance establishes minimum planting requirements for street trees, parking lot trees, shrubs and landscape buffers. These requirements ensure that Houston will have aesthetically pleasing developments and enhanced greenspace, making it a better place to live."

Requirements for landscaping are outlined in the City of Houston Code of Ordinances, Chapter 33 - Planning and Development.

4.6 Fire Department

Based on communication with the City of Houston Fire Department, code compliance information can only be obtained through submission of a written request under the Freedom of Information Act (FOIA). A Freedom of Information Act was submitted to the City of Houston Fire Department for open records requests on January 25, 2019 requesting information relating to the following:

§ Does the department inspect the property, if so how often and what is inspected?

§ Does the property have any significant outstanding violations in its file?

§ Are there any existing or pending code requirements that the property would not be grandfathered and compliance would be mandatory?

§ Do you have any knowledge of the physical conditions that would negatively impact the property such as lack of sprinklers that are required by code?

At this time no response has been received from the Fire Department. Significant information will be submitted once received.
5.0 NATURAL CONDITIONS

5.1 Seismic Zone

Historically, Uniform Building Codes divided areas of the country into seismic zones indicating areas in which special design criteria were required in order minimize the risks of collapse in the event of a major earthquake. These seismic zones are commonly used today as a preliminary screen to identify seismic risks associated with properties. The seismic zone in which the Property is located is provided below; however, additional assessment is recommended whenever earthquake risks are an important factor in the assessment of the Property.

According to the 1997 Uniform Building Code, the Property is located in Zone 0, which is an area of very low probability of damaging ground motion.

5.2 Flood Zone

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 48201865L, dated June 18, 2007, the Property is located in Flood Zone:

C, X (unshaded): Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)

5.3 Microbial Visual/Olfactory Survey

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.) Inadequate ventilation of shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities).

Shametria White reported that she was aware of mold or microbial growth at the Property but that tenant occupants have not had complaints concerning mold or microbial growth. Shametria White indicated that no formal indoor air quality management plan currently exists at the Property. EFI identified no documents regarding indoor air quality or microbial concerns. Shametria White was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property.

EFI conducted a limited visual survey for the presence of microbial growth at the Property. Destructive sampling was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, visually evaluating the accessible areas.

Visual evidence of suspect microbial growth and/or water damage was observed by EFI. Mold was typically found on window framing and window sills and appears to be the result of condensation on the windows.

Based on the apparent limited extent of mold, the mold may be abated by the on-site maintenance staff as part of the property's routine maintenance program. Such persons should receive training...
in accordance with OSHA on proper clean up methods, personal protection, and potential health/safety hazards. As the amount of this work is relatively minor it is anticipated that this work can be performed as routine maintenance.

5.4 Wood-Destroying Insects

In addition, observation was conducted to identify obvious evidence of significant termite damage or activity as well as evidence of other insect infestations and dry rot fungus. This information is provided incidental to our assessment. Activities conducted by EFI are not intended, and may not be interpreted as a professional pest inspection, and EFI makes no representation or warranty as to these activities or observations.

No significant evidence of wood rot, termites or other wood boring insects was observed by EFI or reported by management. EFI requested a copy of the most recent termite inspection report. According to Shametria White, the most recent inspection was performed in November 2016. According to the report provided termite activity was observed at building C and treated in November 2016. A copy of the termite report is included in Appendix C.
6.0 LIMITATIONS

This report is the intellectual property of EFI, prepared exclusively for the use and benefit of the Client in accordance with the General Conditions of the executed contract. Unless authorized in writing by EFI, reliance on or use (collectively, "Use") of this report by additional parties is strictly prohibited and shall be at the sole risk of the user, without rights of recourse or recovery from or against EFI. Any such unauthorized user shall be responsible to protect, indemnify and hold EFI, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties, including copyright infringement, may apply.

This report is intended to be utilized by Client in order to evaluate acceptance of the Property as collateral to support a real estate-secured loan. It is not intended to provide an in-depth assessment of the Property suitable for pre-acquisition due diligence or as an instrument in purchase negotiations related to the acquisition of real property. The scope of such a report differs significantly from the scope of this assessment, and may be considerably more detailed and tailored to the specific requirements of the client. This report may not be utilized in evaluating conditions prior to acquisition of the Property.

This report has been prepared solely for use by the Client or Addressees. Use of this report by any other entity or for any other purpose is at the sole risk of the user and is without recourse to EFI. Information provided in the various sections is complementary and in some instances provides additional explanation of information concerning the assessment. The report is intended to be read in its entirety and any interpretations and conclusions drawn by reviewing portions of the report are the sole responsibility of the user.

This report represents EFI’s opinions based solely upon completion of the agreed services. The supporting work was not intended to be exhaustive or to guarantee of the following:

- The identification of every possible issue of potential concern, and may not be construed as a warranty or guarantee of the present or future condition of the Property, correct installation, remaining useful life, repair or replacement cost of any improvement or system; including, without limitation, roofing, exterior walls, caulking, etc.

- Compliance with any federal, state or local statute, ordinance, rule or regulation including, but not limited to, fire and building codes, life safety codes, environmental regulations, health codes, zoning ordinances, compliance with trade/design standards, or standards developed by the insurance industry.

- Compliance of any material, equipment, or system with any certification or actuation rate program, vendor’s or manufacturer’s warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval.

Any review of plans or specifications was for the sole purpose of executing the agreed scope of services. The evaluation of building code compliance, construction in accordance with plans or specifications, design criteria or the adequacy of systems and design is beyond the scope of this assessment.
Site reconnaissance conducted during this assessment was limited to accessible areas. Crawl spaces, confined areas, wall cavities, plenum spaces and similar conditions have not been assessed. Unless otherwise disclosed to EFI, such areas are presumed to be in good condition. Our assessment of the physical condition of the buildings and Property represents observed conditions as of the date on which site observations were completed and is based, in part, upon information which was collected from or supplied by others. In accordance with the agreed scope of work, our assessment is based upon observation of portions of the Property believed to be representative of overall conditions. Accordingly, conditions may exist which were not identified as a result of our assessment and overall conditions may vary from those identified herein.

ASTM E 2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process", (the "Standard"), should be reviewed carefully to assure a complete understanding of the agreed scope of services. It is especially important to understand tasks identified as "Out of Scope." Unless the expressly identified in the executed proposal for services, all tasks identified in the Standard as "Out of Scope" are excluded from this assessment.

Unless expressly identified in the report, no specialists were utilized in assessment of structural systems, roofing, facade, mechanical, electrical or any other aspect of the work.

This report is intended to reflect material physical deficiencies identified during execution of the agreed services, along with corresponding opinion of probable costs that are (i) commensurate with the complexity of the Property and (ii) not too minor or insignificant. Normal maintenance costs and repairs which are part of the Property owner's current operating budget and appear to be minor are excluded from this report. Opinions of probable costs that are either individually or in the aggregate less than a threshold amount of $3,000 for like items are excluded from our review unless there are more than four such items which collectively total over $10,000.

This report may include estimates of costs associated with immediate repair as well as replacement of key systems during an agreed term. Actual costs associated with this work can vary substantially depending upon factors not within our control. Estimates included herein represent our opinion of achievable costs based upon our experience as well as information obtained in execution of the agreed scope of services and do not constitute a guarantee of related costs or offer to complete the identified replacement or repair.

Unless expressly identified herein, all opinions, conclusions, and recommendations provided herein presume that the Property occupancy and use will remain as observed at the time of our site reconnaissance and that no significant renovation, subdivision, conversion to condominiums or similar change will occur.

The following additional limiting conditions and deviations apply to this report:

- The assessment of conditions which may violate Americans with Disabilities Act Title III, ADA, consisted of visual observation without physical measurement of observed conditions to identify obvious non-conforming conditions and approximate costs associated with corrective related actions; and is intended to be a good faith effort consistent with Tier 1: Visual Accessibility Survey criteria as described in the Standard and is not a guarantee of full compliance. No in-depth study or full compliance assessment has been performed.

- EFI's view of the ground surface was obstructed by parked cars.

- Units observed during our site reconnaissance were selected by the site contact. Conditions
observed in the units accessed are presumed to be representative of conditions throughout the Property.

• Our assessment of the condition of wall systems and finishes is based upon observations made from the ground, and balconies, walkways and windows of other buildings, and considers information provided by the site contact and/or others; however close observation of wall systems and finishes above ground level was severely restricted and conditions are likely to exist which were not evident as a result of this assessment.
# Immediate Repair Table

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Replacement Percent</th>
<th>Immediate Total</th>
</tr>
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<tbody>
<tr>
<td>2.2.8 Flatwork, Loading Docks, Exterior Walks, Stairs and Railings</td>
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<tr>
<td>Repair metal stairs</td>
<td>5</td>
<td>EA</td>
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<td>Sidewalk repairs</td>
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<td>Open weep holes</td>
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<td>Allow</td>
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<td>$5,000</td>
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<td>2.3.5 Roofing</td>
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<td>Units 5, 29 and 31 evaluation</td>
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<td>Allow</td>
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<td>$10,000</td>
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<td>3.0 ADA COMPLIANCE</td>
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<tr>
<td>Provide accessible parking and signage</td>
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<td>EA</td>
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<td><strong>Total Repair Cost</strong></td>
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<td><strong>$34,450.00</strong></td>
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## Replacement Reserve Schedule

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<th>EFF AGE</th>
<th>RUL</th>
<th>Quantity</th>
<th>Unit</th>
<th>Unit Cost</th>
<th>Cycle</th>
<th>Replace Percent</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
<th>Year 7</th>
<th>Year 8</th>
<th>Year 9</th>
<th>Year 10</th>
<th>Year 11</th>
<th>Year 12</th>
<th>Total Cost</th>
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<tbody>
<tr>
<td>2.2.2 STORM WATER DRAINAGE</td>
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<tr>
<td>Clearing of below grade storm drainage system</td>
<td>5</td>
<td>4</td>
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<td>Allow</td>
<td>$5,000.00</td>
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<td>100%</td>
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<td>2.2.5 PAVING TYPE/AGE</td>
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<tr>
<td>Asphalt pavement (seal coat and restripe over term)</td>
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<td>4</td>
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<tr>
<td>2.2.8 FLATWORK, LOADING DOCKS, EXTERIOR WALKS, STAIRS AND RAILINGS</td>
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<tr>
<td>Repair wood stairs</td>
<td>25</td>
<td>24</td>
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<td>2.2.9 LANDSCAPING AND APPURTEANCES</td>
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<tr>
<td>Remove tree and provide landscape cover</td>
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<td>39</td>
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<td>1</td>
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<td>Replace dumpster screen fence</td>
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<td>10</td>
<td>5</td>
<td>60 LF</td>
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<tr>
<td>2.2.15 OTHER SITE AMENITIES/RECREATIONAL FACILITIES</td>
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<tr>
<td>Replace corrugated metal carport roof</td>
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<td>25</td>
<td>5</td>
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<td>Item</td>
<td>EUL</td>
<td>EFF</td>
<td>RUL</td>
<td>Quantity</td>
<td>Unit</td>
<td>Unit Cost</td>
<td>Cycle Replace</td>
<td>Replace Percent</td>
<td>Year 1</td>
<td>Year 2</td>
<td>Year 3</td>
<td>Year 4</td>
<td>Year 5</td>
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<td>Year 12</td>
<td>Total Cost</td>
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<tr>
<td>Repaint exterior walls, trim/siding repairs</td>
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<td>7</td>
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<td>2.3.4 BALCONIES</td>
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<tr>
<td>Soffit and walkway repairs</td>
<td>40</td>
<td>39</td>
<td>1</td>
<td>1</td>
<td>Allow</td>
<td>$10,000.00</td>
<td>$10,000</td>
<td>100%</td>
<td>$10,000</td>
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<tr>
<td>2.3.5 ROOFING</td>
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<tr>
<td>Replace BUR</td>
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<td>8</td>
<td>7</td>
<td>10,055 Lpm</td>
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<tr>
<td>Replace airport roof</td>
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<td>5</td>
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<td>Raise low spots</td>
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<td>100%</td>
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<tr>
<td>Condensing unit replacement</td>
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<td>6</td>
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<td>$7,750</td>
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<td>2.4.3.1 PIPING</td>
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Evaluation Period: 12
# of Apartments: 64
Reserve per Apartment per year (Uninflated): $543
Reserve per Apartment per year (Inflated): $625
Appendix A PHOTOGRAPHS
Property identification signage

Front building elevation
Rear building elevation

General view of roof
Ponding on roof

Roof repair
Roof repairs

Roof gutters
General view asphalt of site paving

Deteriorated asphalt site paving
Deteriorated asphalt site paving
Handicap parking

Pavement catch basin
General view of concrete paving

Sidewalk along W Bellfort
Sidewalk along W Bellfort with handicap access

Differential settlement at property sidewalk
27

Damaged property sidewalk

28

Access ramp at property sidewalk
Exposed aggregate balcony walkway

Repairs at exposed aggregate balcony
Concrete balcony walkway

Damaged wood trim at balcony walkway
Damaged wood trim at balcony walkway

Metal stairs
Metal stairs

Deteriorated metal stair railings
Deteriorated concrete and metal pan treads

Deteriorated metal pan
Wood framed stairs

Deteriorated wood framing
Deteriorated wood framing

Deteriorated wood framing
Metal framed window with storm window

Wood framed window
Metal framed window

Metal framed window
Deteriorated wood window trim and sealant

Deteriorated sealant
Deteriorated sealant

Missing sealant
Deteriorated sealant

Site landscaping
Missing site landscaping

Site landscaping
Landscaping at rear of property

Clogged site drain
Vent with missing screen

Brick cracking building F
Brick cracking building C

Remedial brick joint repairs
Building identification signage

Mail kiosk
Building mounted lighting

Property gas meter
Overhead electrical service

Building main distribution panel and meter cluster
Typical unit electrical distribution panel

Copper wiring
Bathroom GFCI outlet

Dead insects and droppings in electrical panel, unit 43
Typical view of roof mounted condensing units

Typical view of FCU fan
Dirty evaporator coil, unit 4

Hot water heaters in boiler room
Evaporator coil condensate pump

Sanitary vent stack, note material is cast iron
PVC plumbing at kitchen sink

Galvanized water piping
PEX water piping

Kitchen drain line discharge for unit
Typical kitchen finish, vacant unit

Typical kitchen finish, vacant unit
Typical interior finish, vacant unit

Typical bathroom finish, vacant unit
Typical bathroom finish, vacant unit

Typical interior finish, vacant unit
Deteriorated finish at window sill, unit 58

Mold at window sill, observed in most units
Damaged interior finish, unit 58

Deteriorated mirror finish
Typical interior finish, occupied unit

Typical occupied finish, vacant unit
95

Typical kitchen finish, occupied unit

96

Crack at wall/ ceiling interface, unit 34
Typical unit fire extinguisher
Appendix B SITE MAPS
Appendix C SUPPORTING DOCUMENTATION
**Owner and Property Information**

<table>
<thead>
<tr>
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<td>HOUSTON TX 77074-1636</td>
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<table>
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<table>
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<th>Land Area</th>
<th>Building Area</th>
<th>Net Rentable Area</th>
<th>Neighborhood</th>
<th>Market Area</th>
<th>Map Facet</th>
<th>Key Map®</th>
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**Value Status Information**

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**Exemptions and Jurisdictions**

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Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at HCAD's information center at 13013 NW Freeway.

**Valuations**

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**Building**

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<td>1</td>
<td>CANOPY ROOF AND SLAB</td>
<td>Poor</td>
<td>Poor</td>
<td>5,060.00</td>
<td>1955</td>
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<tr>
<td>2</td>
<td>Paving - Asphalt</td>
<td>Poor</td>
<td>Poor</td>
<td>3,300.00</td>
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<tr>
<td>3</td>
<td>Paving - Asphalt</td>
<td>Poor</td>
<td>Poor</td>
<td>7,900.00</td>
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<tr>
<td>4</td>
<td>Carport - Commercial</td>
<td>Poor</td>
<td>Poor</td>
<td>2,200.00</td>
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<tr>
<td>5</td>
<td>UTILITY BLDG - FRAME</td>
<td>Poor</td>
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<td>400.00</td>
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<tr>
<td>6</td>
<td>Porch, Open</td>
<td>Average</td>
<td>Average</td>
<td>184.00</td>
<td>1955</td>
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<tr>
<td>7</td>
<td>Porch,Open Upper</td>
<td>Average</td>
<td>Average</td>
<td>184.00</td>
<td>1955</td>
</tr>
<tr>
<td>8</td>
<td>Porch, Open</td>
<td>Average</td>
<td>Average</td>
<td>364.00</td>
<td>1955</td>
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<td>9</td>
<td>Porch,Open Upper</td>
<td>Average</td>
<td>Average</td>
<td>364.00</td>
<td>1955</td>
</tr>
<tr>
<td>10</td>
<td>CANOPY ROOF AND SLAB</td>
<td>Average</td>
<td>Average</td>
<td>80.00</td>
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<td>11</td>
<td>Porch, Open</td>
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<td>436.00</td>
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<tr>
<td>12</td>
<td>Porch,Open Upper</td>
<td>Average</td>
<td>Average</td>
<td>436.00</td>
<td>1955</td>
</tr>
<tr>
<td>13</td>
<td>Porch, Open</td>
<td>Average</td>
<td>Average</td>
<td>436.00</td>
<td>1955</td>
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<tr>
<td>14</td>
<td>Porch,Open Upper</td>
<td>Average</td>
<td>Average</td>
<td>436.00</td>
<td>1955</td>
</tr>
</tbody>
</table>
4135 West Bellfort Avenue
Willow Meadows - Willowbend, (TX/Houston/Willow_Meadows_-_Willowbend) Houston (TX/Houston), 77025

Add scores to your site (/professional/badges.php?address=4135 West Bellfort Avenue Houston, TX 77025)

Commute to
Downtown Bellaire (compare/edit-commutes)
8 min 38 min 23 min 60+ min View Routes

4135 West Bellfort Avenue has a Walk Score of 61 out of 100. This location is Somewhat Walkable so some errands can be accomplished on foot.

Nearby parks include Willow Park, Willow Park and Linkwood Park.

About this Location
4135 West Bellfort Avenue has a Walk Score of 61 out of 100. This location is Somewhat Walkable so some errands can be accomplished on foot.

This location is in the Willow Meadows - Willowbend neighborhood in Houston. Nearby parks include Willow Park, Willow Park and Linkwood Park.
Travel Time Map

Add to your site (https://www.walkscore.com/professional/travel-time-js-api.php#?get-example)

Explore how far you can travel by car, bus, bike and foot from 4135 West Belfort Avenue.

4135 West Belfort Avenue has some transit which means a few nearby public transportation options. Car sharing is available from RelayRides.

Some Transit

Bus lines:

<table>
<thead>
<tr>
<th>Bus line</th>
<th>Distance</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>008 SOUTH MAIN</td>
<td>0.1 mi</td>
<td>010 WILLOBEND</td>
</tr>
</tbody>
</table>

Willow Meadows - Willowbend Houston

Add to your site (https://www.walkscore.com/professional/badges.php)

40

Add to your site (https://www.walkscore.com/professional/badges.php)

Homes for Sale (http://www.redfin.com)
View all Willow Meadows - Willowbend apartments (/apartments/search/TX/Houston/Willow_Meadows_-_Willowbend) on a map.

<table>
<thead>
<tr>
<th>from $690</th>
<th>from $600</th>
<th>from $989</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oaks Of Charleston (/score/tx/houston/Willow_Meadows_-_Willowbend) Studio Walk Score 34</td>
<td>Loop Crossing (/score/500-range) 2 bed Walk Score 54</td>
<td>Lakeside (/score/9550-range) 1 bed Walk Score 47</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>from $1,254</th>
<th>from $1,260</th>
<th>from $810</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Meritage (/score/the-meritage) 1 bed Walk Score 47</td>
<td>Highbank (/score/brayswold) 1 bed Walk Score 50</td>
<td>Oaks of Charleston (/score/tx/houston/Willow_Meadows_-_Willowbend) 1 bed Walk Score 34</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>$1,745</th>
<th>$850</th>
<th>$3,500</th>
</tr>
</thead>
<tbody>
<tr>
<td>3717 Main Aspen Dr (/score/3717-aspen) 3 bed Walk Score 21</td>
<td>4045 West Bellfort - 03 (/score/4045-bellfort) 2 bed Walk Score 55</td>
<td>10223 Piermain Dr (/score/10223-piermain) 5 bed Walk Score 66</td>
</tr>
</tbody>
</table>

Popular apartment searches include hardwood floor (/TX/Houston/Willow_Meadows_-_Willowbend/hardwood-floor-apartments) and pool (/TX/Houston/Willow_Meadows_-_Willowbend/pool-apartments).

**Willow Meadows - Willowbend Neighborhood**

4135 West Bellfort Avenue is in the Willow Meadows - Willowbend neighborhood. Willow Meadows - Willowbend is the 56th most walkable neighborhood in Houston (/TX/Houston) with a neighborhood Walk Score of 44.

Moving to Houston from another city? View our moving to Houston guide (/moving/to-houston).

Learn More About Willow Meadows - Willowbend (/TX/Houston/Willow_Meadows_-_Willowbend)

Learn More About Houston (/TX/Houston)

United States (/cities-and-neighborhoods/) Texas (/TX) Houston (/TX/Houston) Willow Meadows - Willowbend (/TX/Houston/Willow_Meadows_-_Willowbend)

---

AutoNation

Nissan Maxima

8 in stock

Starting at $12,591

(http://taps.io/LaVw) (http://taps.io/LaVg)

Walk Score (/) Professional (/professional/)
Effective Date: January 1, 2019

OFFICIAL CITY OF HOUSTON ZONING LETTER

To: Whom It May Concern

The City of Houston does not have a city-wide comprehensive zoning ordinance. However, there are certain land use regulations for properties located within the areas described below and in attached map:

- Land surrounding the Houston airports, including George H. Bush Intercontinental Airport (IAH), Houston Hobby Airport (HOU), and Ellington Airport (EFD). There are certain land use regulations and height/hazard area regulations for properties located within the airport land use envelope and federally regulated airspace. The regulations can be viewed in the City of Houston Code of Ordinances, Chapter 9, Article VI and VII at https://library.municode.com/tx/houston/codes/code_of_ordinances?nodeId=COOR_CH9AV. Regulations and maps for each airport are also available at https://www.fly2houston.com under the Resources/Regulatory tab.

- Tax Increment Reinvestment Zone (TIRZ) #1, St. George Place - Zoning regulations control the use of land within the TIRZ boundaries. A copy of the TIRZ 1 planning and zoning regulations is available at http://stgeorgeplace.org/download/tirz/documents/TIRZ_1_Zoning_Regulations.pdf

All other applicable development regulations can be found in the Code of Ordinances. The direct link to the code's site is https://library.municode.com/tx/houston/codes/code_of_ordinances.

This letter does not address any separately filed restrictions that may be applicable to a property.

Margaret Wallace Brown, Interim Director
PARKING REQUIREMENTS
TYPE OF OCCUPANCY PARKING SPACES

Class 1. Office
a. Office
b. Financial Facility

2.5 spaces for every one thousand square feet of GFA or 2.75 for every one thousand square feet of UFA.
4.0 spaces for every one thousand square feet of GFA.

* * * *

Class 2. Residential
a. Apartment House
b. S.F. Residential D.U.
c. Mobile Home
d. Special Residential Uses
e. Retirement Home
f. Retirement Com.
g. Hotel or Motel

1.0 space per hundred square feet of GFA of office space, 1.0 space per one thousand square feet of GFA of warehouse space.
2.0 spaces for each apartment with three (3) or more bedrooms.
0.5 parking spaces per sleeping room, plus 1 parking space per employee on largest shift.
0.75 spaces per dwelling, plus parking spaces for support based upon the provisions of Section 26-28 hereof. (w/kitchen facilities)
1.0 space for every three beds, plus 1.0 space per employee on largest shift. (no kitchens)
1.0 parking space for each sleeping room up to 250 rooms; 0.75 parking spaces for each sleeping room from 251 rooms to 500 rooms; 0.50 parking spaces for each sleeping room in excess of 500 rooms.

* * * *

Class 3. Health Care Facilities
a. Hospital
b. Psychiatric Hospital
c. Clinic (Medical Complex)
d. Clinic (Medical or Dental)
e. Nursing Home
f. Funeral Home or Mortuary
g. Veterinary Clinic

2.2 spaces for each bed proposed to be constructed.
1.0 space for each four (4) beds proposed to be constructed and 1.0 space for every four employees.
2.7 spaces for every one thousand square feet of GFA.
3.5 spaces for every one thousand square feet of GFA.
1.0 space for every three beds proposed to be constructed and 1.0 space for every four employees.
0.5 spaces for every chapel.
5.0 spaces for every one thousand square feet of GFA.

* * * *

Class 4. Commercial, Industrial Manufacturing
a. Multi-Tenant (or multi-building project)
1. At Grade (no docks)
2. Semi-Dock High
3. Full Dock High
b. Bulk Warehouse
c. Heavy Manufacturing and Industrial
d. Light Manufacturing, Assembly and Research and Development
e. Transportation Terminal
f. Truck Terminal
g. Mini-Warehouse Facilities

2.5 spaces per one thousand square feet of GFA of office space, and 1.0 space per one thousand square feet of GFA of warehouse space.
2.5 spaces per one thousand square feet of GFA of office space, and 1.0 space per one thousand square feet of GFA of warehouse space.
2.5 spaces per one thousand square feet of GFA of office space, and 1.0 space per one thousand square feet of GFA of warehouse space.
2.5 spaces per one thousand square feet of GFA of office space, and 1.0 space per one thousand square feet of GFA of warehouse space.
2.5 spaces per one thousand square feet of GFA of office space, and 1.0 space per one thousand square feet of GFA of warehouse space.

* * * *

Class 5. Religious and Educational
a. Church
b. Nursery School or Day Care Center
c. School (Public, Denominational or Private)
1. Elementary School
2. Junior High School
3. Senior High School
d. College or University or Trade School
e. Library
f. Art Gallery or Museum

5.0 spaces for every green.
0.3 spaces for every seat.
5.0 spaces per lane.
1.0 space for every three seats.
3.0 spaces per court.
5.0 spaces for every 1,000 square feet of GFA.
5.0 spaces for every 1,000 square feet of GFA.
9.0 spaces per employee.
1.0 space for each picnic table.
1.0 space for every 40 square feet of seating.
1.0 space for each hole.
1.0 space for each tee.
1.0 space for every 200 square feet of GFA.
2.0 spaces for every billiard table.

* * * *

Class 6. Recreation and Entertainment
a. Golf Course
b. Movie Theater
c. Bowling Alley
d. Theater, Auditorium, or Arena
e. Tennis/Racquet Club
f. Sports Club/Health Spa
g. Roller or Ice Skating Rink
h. Swimming Club
i. Park (5 - 10 acres)
2. Park (over 10 acres)
j. Park (over 10 acres)
k. Park Pavilion
l. Sports Complex
m. Miniature Golf
n. Driving Range (Golf)
o. Arcade or Game Room
p. Billiard Hall

8.0 spaces for every one thousand square feet of GFA.
10.0 spaces for every one thousand square feet of GFA.

* * * *

Class 7. Bar or Restaurant
a. Restaurant (including outdoor decks, patio and/or seating areas)
b. Bar, Club or Lounge (including outdoor decks, patio and/or seating areas)

8.0 spaces for every one thousand square feet of GFA.
10.0 spaces for every one thousand square feet of GFA.

* * * *

Class 8. Retail Services
a. Supermarket or Convenience Market
b. Clothing Store
c. Furniture Store
d. Retail Store (Free Standing)
e. Building Materials or Home Improvement Store
f. Barber or Beauty Shop
g. Shopping Center (Strip)(0-25,000 GFA)
h. Shopping Ctr. (Neighborhood)(25,001-100,000 GFA)
i. Shopping Ctr. (Community)(100,001-399,999 GFA)
j. Shopping Ctr. (Regional)(400,000-1,000,000 GFA)
k. Shopping Ctr. (Super Regional)(over-1,000,000 GFA)
l. Discount Store

5.0 spaces for every one thousand square feet of GFA.
4.0 spaces for every one thousand square feet of GFA.
2.5 spaces for every one thousand square feet of GFA.
4.0 spaces for every one thousand square feet of GFA.
4.0 spaces for every one thousand square feet of GFA.
3.0 spaces for each operator chair and 1.0 space for each employee.
4.0 spaces for every one thousand square feet of GFA.
4.0 spaces for every one thousand square feet of GFA.
4.0 spaces for every one thousand square feet of GFA.
4.0 spaces for every one thousand square feet of GFA.

* * * *

Class 9. Automobiles
a. Auto Sales Dealer
b. Auto Repair Establishment
c. Car Wash (automated)
d. Car Wash (all others)
e. Service Station
f. Auto Parts and Supply Store

5.5 spaces for every one thousand square feet of GFA.
5.0 spaces for every one thousand square feet of GFA.
2.5 spaces for each bay or stall for stacking space.
1.0 space per stall.
3.0 spaces for each service stall and 1.0 space for each employee on duty during largest shift.
4.0 spaces for every one thousand square feet of GFA of retail sales area.

(1) If more than 20% of the shopping center is occupied or to be occupied by class 6 and/or 7 occupancies, other than a bar, club or lounge, then the incremental increase in the number of off-street parking spaces required per 1,000 square feet of GFA will be calculated using the number assigned for the specific occupancy proposed for the new construction or alteration.

(2) If more than 20% of the shopping center is occupied or to be occupied by class 6 and/or 7 occupancies, then the incremental increase in the number of off-street parking spaces required per 1,000 square feet of GFA will be calculated using the number assigned for the specific occupancy proposed for the new construction or alteration.
**National Flood Hazard Layer FIRMette**

**Legend**

<table>
<thead>
<tr>
<th>SPECIAL FLOOD HAZARD AREAS</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Without Base Flood Elevation (BFE)</td>
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</tr>
<tr>
<td>Zone A, V, AE</td>
<td></td>
</tr>
<tr>
<td>With BFE or Depth</td>
<td></td>
</tr>
<tr>
<td>Zone AF, AH, VE, AR</td>
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</tr>
<tr>
<td>Regulatory Floodway</td>
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</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OTHER AREAS OF FLOOD HAZARD</th>
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<tbody>
<tr>
<td>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile</td>
<td></td>
</tr>
<tr>
<td>Zone X</td>
<td></td>
</tr>
<tr>
<td>Future Conditions 1% Annual Chance Flood Hazard</td>
<td></td>
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<tr>
<td>Zone X</td>
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<tr>
<td>Area with Reduced Flood Risk due to Levee. See Notes.</td>
<td></td>
</tr>
<tr>
<td>Zone X</td>
<td></td>
</tr>
<tr>
<td>Area with Flood Risk due to Levee</td>
<td></td>
</tr>
<tr>
<td>Zone D</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>OTHER AREAS</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Area of Minimal Flood Hazard</td>
<td>Zone X</td>
</tr>
<tr>
<td>Effective LOMRs</td>
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<tr>
<td>Area of Undetermined Flood Hazard</td>
<td>Zone D</td>
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</table>

<table>
<thead>
<tr>
<th>GENERAL STRUCTURES</th>
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</thead>
<tbody>
<tr>
<td>Channel, Culvert, or Storm Sewer</td>
<td></td>
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<tr>
<td>Levee, Dike, or Floodwall</td>
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</tr>
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</table>

<table>
<thead>
<tr>
<th>CROSS SECTIONS</th>
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<tbody>
<tr>
<td>Cross Sections with 1% Annual Chance, Water Surface Elevation</td>
<td></td>
</tr>
<tr>
<td>Coastal Transect</td>
<td></td>
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<tr>
<td>Base Flood Elevation Line (BFE)</td>
<td></td>
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<tr>
<td>Limit of Study</td>
<td></td>
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<tr>
<td>Jurisdiction Boundary</td>
<td></td>
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<tr>
<td>Coastal Transect Baseline</td>
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<tr>
<td>Profile Baseline</td>
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<tr>
<td>Hydrographic Feature</td>
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<table>
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<tr>
<th>OTHER FEATURES</th>
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<tbody>
<tr>
<td>Digital Data Available</td>
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<tr>
<td>No Digital Data Available</td>
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<tr>
<td>Unmapped</td>
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</tbody>
</table>

This pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA’s standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA’s basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/25/2019 at 9:35:09 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
Billng Information

Name: Bellfort Apartments
Address: 4135 W. Bellfort
City: Houston
State: TX
Zip: 77025
Phone: (281) 736-7580

Service Information

Name: Same
Address: 
City: 
State: 
Zip: 
Phone: 

Infestations to Include But Not Limited To:

- All Building C
- Siding

Subterranean Termite Control Specifications

<table>
<thead>
<tr>
<th>Outside Treatment</th>
<th>Basement</th>
<th>Crawlspace</th>
<th>Conrete Slab</th>
</tr>
</thead>
<tbody>
<tr>
<td>X Trench &amp; treat soil abutting building</td>
<td>□ Drill &amp; treat floor as shown</td>
<td>□ Provide access to crawl space</td>
<td>□ Drill through foundation and treat under slab by rodding (see Note 1 below)</td>
</tr>
<tr>
<td>X Drill &amp; treat slabs that abut structure (patios, sidewalks)</td>
<td>□ Drill &amp; treat wall voids as shown</td>
<td>□ Trench &amp; treat soil around perimeter of crawl space, piers and pipes</td>
<td>□ Remove floor covering, drill &amp; treat</td>
</tr>
<tr>
<td>□ Drill &amp; treat dirt filled porches</td>
<td>□ Treat French drain</td>
<td>□ Drill concrete and treat perimeter of crawl space, piers and pipes</td>
<td>□ Lift or cut tile, drill &amp; treat</td>
</tr>
<tr>
<td>□ Treat soil around wood supports &amp; lattice work</td>
<td>□ Chemical Choice</td>
<td>□ Install vents</td>
<td>□ Drill wood and slab and treat (see Note 2 below)</td>
</tr>
<tr>
<td>□ Rod &amp; treat below foundation as shown on sketch</td>
<td>□ Water System</td>
<td>□ Cover soil in crawl with Poly sheets</td>
<td>□ Drill &amp; treat perimeter of concrete floor</td>
</tr>
</tbody>
</table>

Other Instructions: Treating just building C with Warranty

NOTE: 1. If obstructions make it impossible to inset rods beneath concrete, we will drill concrete floor to treat the soil beneath.
2. If there is a wood floor, in the areas requiring treatment, we will notify seal holes with wood dowels.
3. Although every effort is used to prevent damage to customers' buildings, BROTHERS PEST CONTROL, INC. will not be responsible for broken pipes in or under floors or damage to ceilings.

NOTE: IF ADDITIONAL TREATMENT IS NECESSARY IN PRESENT STRUCTURE, BROTHERS PEST CONTROL, INC., WILL PROMPTLY RETURN AND RENDER THE ADDITIONAL SERVICE FREE OF CHARGE DURING THE LIFE OF THIS AGREEMENT.

These Areas Will Be Covered By Our Service Agreement:
The Termite Treatment is identical whether you choose the 1 or 3 Year Plan.

- Treatment With 1 Year Agreement: $825.00
- Treatment With 3 Year Agreement (includes annual reinspection): $150.00

Customer Is Responsible For The Following:

- Clearing items away from walls in
- Garage  □ Basement  □ Crawl space
- Installing filter to wall water system
- Pulling up and replacing carpet
- Installing vents in □ Basement  □ Crawl space as per state regulations
- Provide access to □ Crawl space  □ Porch
- Other:

Customer Signature: [signature]
Date: [date]

Payment Due Upon Completion of Work:

- Treatment: $825.00
- Other Chgs: $0
- Subtotal: $825.00
- Tax: $68.06
- Total: $893.06
- Deposit: $340.31
- Balance: $552.75
Brothers Pest Control Inc.
P.O. Box 1024 • Deer Park, TX 77536
281-736-7580 • Fax: 281-715-4592
Bus. Lic. # 0566789 • Lic. # 0562838

Wood Destroying Insect Guarantee

ISSUED TO: Bellfort Apartment (Building C)

TREATMENT DATE: November 28, 2016

ADDRESS OF PROPERTY: 4135 Bellfort
Houston, Tx 77025

This certificate does hereby certify that the premises specified above have been treated, by us, for the control of, Subterranean Termites. There is a one year guarantee on this treatment. Should a reinfestation occur during this one year time period, from Nov. 2016 to Nov 2017, said property will be retreated at no additional cost to owner.

In addition to the initial period, you may, at your sole option, continue the guarantee by payment of the annual renewal fee of $150.00 per year, for four consecutive years. At the end of the five year period, you may continue this guarantee but with the possibility of an increase in the renewal fee and/or a booster treatment, whichever is deemed necessary at that time by this company. Any lapse in payment of the renewal fee will void the guarantee.

If any modification is made to the property while under guarantee, the company must be notified prior to the modification so that the company may determine if any additional treatment is necessary before or during modification.

Guarantee is transferable to any subsequent owner.

Total Amount Due Upon Completion of Treatment: ______________________

Brothers Pest Control Inc. (authorized signature) Customer signature

CAUTION: It has been our experience that whenever subterranean termite work has been done there may be varying degree of concealed termite damage that we cannot detect without dismantling the building. Inasmuch as we cannot see this concealed damage we can make no representation, nor assume any responsibility as to its existence or its extent. This agreement does not cover damage to the property by the controlled pest and this may not be implied, in writing or verbally.
The termite service to be performed on the property is listed on graph with an X.

- A. Treat on outside by rodding soil next to foundation walls.
- B. Drill concrete slabs abutting foundation (walks, porches, steps), repair holes. Long rod dirt filled porches (LR)
- C. Drill and treat basement, garage floor next to foundation walls, repair holes.
- D. Drill and treat foundation walls. [ ] Hollow block voids. [ ] Stone foundation.
- E. Treat slab floor on inside by drilling.
- F. Treat slab from outside through foundation.
- G. Drill and treat around door frames, steps, supports, wood to earth contact.
- H. Treat soil in crawl space by foundation walls. [ ] Plumbing voids. [ ] Piers. [ ] Pipes.
- I. Drill floor along interior wood partitions. [ ] Stone or other partition wall.
- J. Wood treat where needed for extra protection to wood-termination-moisture (WT).
- K. Remove termite tubes.
- L. Move items away from walls and replace. Extra Charge $___

**DIMENSION KEY**

- Scale:
  - 1 Sq. ___ = _____ ft.
  - Total linear Ft. = 200
  - Total sq. ft. = ___
  - Total cubic ft. = ___

**TYPE OF CONSTRUCTION:**

- [ ] Basement
- [ ] Crawl
- [ ] Combo
- [ ] Slab
- [ ] Floating
- [ ] Other

- [ ] Concrete
- [ ] Hollowblock
- [ ] Stone
- [ ] Cement Block
- [ ] Brick
- [ ] Carpet
- [ ] Tile
- [ ] Other

**KEYS:**

- [ ] Termites = T
- [ ] Termite Damage = 
- [ ] Powder Post Beetles = PPB
- [ ] Carpenter Ants = CA

**INSPECTOR’S STATEMENT OF FINDINGS:**

- [X] Active termites found

**NOTE:** This is not a structural damage report. Neither is this a warranty as to the absence of wood destroying insects. This inspection did not include areas which were obstructed or inaccessible at time of inspection.
THE TERMITE SERVICE TO BE PERFORMED ON THE PROPERTY IS LISTED ON GRAPH WITH AN X.

- A. Treat on outside by rodding soil next to foundation walls.
- B. Drill concrete slabs abutting foundation (walks, porches, steps), repair holes. Long rod dirt filled porches (LR)
- C. Drill and treat basement, garage floor next to foundation, walls, repair holes.
- E. Treat slab floor on inside by drilling.
- F. Treat slab from outside through foundation.
- G. Drill and treat around door frames, steps, supports, wood to earth contact.
- I. Drill floor along interior wood partitions. □ Stone or other partition wall.
- J. Wood treat where needed for extra protection to wood-infestation-moisture (WT).
- K. Remove termite tubes.
- L. Move items away from walls and replace. Extra Charge $____

TYPE OF CONSTRUCTION:
□ Basement □ Crawl □ Combo □ Slab □ Floating □ Other
□ Concrete □ Hollow Block □ Stone □ Cement Block □ Brick □ Carpet □ Tile □ Other

KEYS:
□ Termites = T □ Termite Damage □ Powder Post Beetles = PPB □ Carpenter Ants = CA

INSPECTOR’S STATEMENT OF FINDINGS:

NOTE! This is not a structural damage report. Neither is this a warranty as to the absence of wood destroying insects. This inspection did not include areas which were obstructed or inaccessible at time of inspection.
THE TERMITE SERVICE TO BE PERFORMED ON THE PROPERTY IS LISTED ON GRAPH WITH AN X.

- A. Treat on outside by rodding soil next to foundation walls.
- B. Drill concrete slabs abutting foundation (walks, porches, steps), repair holes. Long rod dirt filled porches (LR)
- C. Drill and treat basement, garage floor next to foundation, walls, repair holes.
- D. Drill and treat foundation walls. [ ] Hollow block voids. [ ] Stone foundation.
- E. Treat slab floor on inside by drilling.
- F. Treat slab from outside through foundation.
- G. Drill and treat around door frames, steps, supports, wood to earth contact.
- H. Treat soil in crawl space by foundation walls. [ ] Plumbing voids. [ ] Piers. [ ] Pipes.
- I. Drill floor along interior wood partitions. [ ] Stone or other partition wall.
- J. Wood treat where needed for extra protection to wood-insect-pest-moisture (WT).
- K. Remove termite tubes.
- L. Move items away from walls and replace. Extra Charge $ __________

**DIMENSION KEY**

<table>
<thead>
<tr>
<th>Scale:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Sq. = 1 ft.</td>
</tr>
<tr>
<td>Total linear ft. = 24&quot;</td>
</tr>
<tr>
<td>Total sq. ft. =</td>
</tr>
<tr>
<td>Total cubic ft. =</td>
</tr>
</tbody>
</table>

**TYPE OF CONSTRUCTION:**
- [ ] Basement
- [ ] Crawl
- [ ] Combo
- [ ] Slab
- [ ] Floating
- [ ] Other
- [ ] Concrete
- [ ] Hollowblock
- [ ] Stone
- [ ] Cement Block
- [ ] Brick
- [ ] Carpet
- [ ] Tile
- [ ] Other

**KEYS:**
- Termites = T
- Termite Damage = T
- Powder Post Beetles = PPB
- Carpenter Ants = CA

**INSPECTOR'S STATEMENT OF FINDINGS:**

**NOTE:** This is not a structural damage report. Neither is this a warranty as to the absence of wood-destroying insects. This inspection did not include areas which were obstructed or inaccessible at time of inspection.
THE TERTIATE SERVICE TO BE PERFORMED ON THE PROPERTY IS LISTED ON GRAPH WITH AN X.

DIMENSION KEY

Total Level Feet: = 32
THE TERMITE SERVICE TO BE PERFORMED ON THE PROPERTY IS LISTED ON GRAPH WITH AN X.

☐ A. Treat on outside by rodding soil next to foundation walls.
☐ B. Drill concrete slabs abutting foundation (walks, porches, steps), repair holes. Long rod dirt filled porches (LR)
☐ C. Drill and treat basement, garage floor next to foundation, walls, repair holes.
☐ E. Treat slab floor on inside by drillng.
☐ F. Treat slab from outside through foundation.
☐ G. Drill and treat around door frames, steps, supports, wood to earth contact.
☐ H. Treat soil in crawl space by foundation walls. ☐ Plumbing voids. ☐ Piers. ☐ Pipes
☐ I. Drill floor along interior wood partitions. ☐ Stone or other partition wall.
☐ J. Wood treat where needed for extra protection to wood-infestation-moisture (WT).
☐ K. Remove termite tubes.
☐ L. Move items away from walls and replace. Extra Charge $__________

DIMENSION KEY

| Scale:       | 1 Sq. = ____ ft. |
| Total linear ft. = 202 |
| Total sq. ft. = ____ |
| Total cubic ft. = ____ |

TYPE OF CONSTRUCTION:
☐ Basement ☐ Crawl ☐ Combo ☐ Slab ☐ Floating ☐ Other
☐ Concrete ☐ Hollowblock ☐ Stone ☐ Cement Block ☐ Brick ☐ Carpet ☐ Tile ☐ Other

KEYS: ☐ Termites = T ☐ Termite Damage = ☐ ☐ Powder Post Beetles = PPB ☐ Carpenter Ants = CA

INSPECTOR’S STATEMENT OF FINDINGS: No signs of Active Termites

NOTE! This is not a structural damage report. Neither is this a warranty as to the absence of wood destroying insects. This inspection did not include areas which were obstructed or inaccessible at time of inspection.
THE TERMITE SERVICE TO BE PERFORMED ON THE PROPERTY IS LISTED ON GRAPH WITH AN X.

- A. Treat on outside by rodding soil next to foundation walls.
- B. Drill concrete slabs abutting foundation (walks, porches, steps), repair holes. Long rod dirt filled porches (LR)
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- E. Treat slab floor on inside by drilling.
- F. Treat slab from outside through foundation.
- G. Drill and treat around door frames, steps, supports, wood to earth contact.
- I. Drill floor along interior wood partitions. ☐ Stone or other partition wall.
- J. Wood treat where needed for extra protection to wood-infestation-moisture (VT).
- K. Remove termite tubes.
- L. Move items away from walls and replace. Extra Charge $________

DIMENSION KEY

| Scale: | 1 Sq. = ______ ft. |
| Total linear ft. = 289 |
| Total sq. ft. = ______ |
| Total cubic ft. = ______ |

TYPE OF CONSTRUCTION:
- ☐ Basement
- ☐ Crawl
- ☐ Combo
- ☐ Slab
- ☐ Floating
- ☐ Other
- ☐ Concrete
- ☐ Hollowblock
- ☐ Stone
- ☐ Cement Block
- ☐ Brick
- ☐ Carpet
- ☐ Tile
- ☐ Other

KEYS:
- ☐ Termites = T
- ☐ Termite Damage (●)
- ☐ Powder Post Beetles = PPB
- ☐ Carpenter Ants = CA

INSPECTOR'S STATEMENT OF FINDINGS: FIVE POUNDS OF active termites

NOTE: This is not a structural damage report. Neither is this a warranty as to the absence of wood destroying insects. This inspection did not include areas which were obstructed or inaccessible at time of inspection.
THE TERMITE SERVICE TO BE PERFORMED ON THE PROPERTY IS LISTED ON GRAPH WITH AN X.

A. Treat on outside by rodding soil next to foundation walls.
B. Drill concrete slabs abutting foundation (walks, porches, steps), repair holes. Long rod dirt filled porches (LR)
C. Drill and treat basement, garage floor next to foundation walls, repair holes.
E. Treat slab floor on inside by drilling.
F. Treat slab from outside through foundation.
G. Drill and treat around door frames, steps, supports, wood to earth contact.
I. Drill floor along interior wood partitions. ☐ Stone or other partition wall.
J. Wood treat where needed for extra protection to wood-infestation-moisture (WT).
K. Remove termite tubes.
L. Move items away from walls and replace. Extra Charge $ ___

DIMENSION KEY

Scale:
1 Sq. = _____ ft.
Total linear Ft. = 308
Total sq. ft. = 
Total cubic ft. = 

TYPE OF CONSTRUCTION: ☐ Basement ☐ Crawl ☐ Combo ☐ Slab ☐ Floating ☐ Other
☐ Concrete ☐ Hollowblock ☐ Stone ☐ Cement Block ☐ Brick ☐ Carpet ☐ Tile ☐ Other

KEYS: ☐ Termites = T ☐ Termite Damage ☐ ☐ Powder Post Beetles = PPS ☐ Carpenter Ants = CA

INSPECTOR'S STATEMENT OF FINDINGS: signs of active termites found

NOTE: This is not a structural damage report. Neither is this a warranty as to the absence of wood destroying insects. This inspection did not include areas which were obstructed or inaccessible at time of inspection.
THE TERMITE SERVICE TO BE PERFORMED ON THE PROPERTY IS LISTED ON GRAPH WITH AN X.

☐ A. Treat on outside by rodding soil next to foundation walls.
☐ B. Drill concrete slabs abutting foundation (walks, porches, steps), repair holes. Long rod dirt filled porches (LR)
☐ C. Drill and treat basement, garage floor next to foundation, walls, repair holes.
☐ E. Treat slab floor on inside by drilling.
☐ F. Treat slab from outside through foundation.
☐ G. Drill and treat around door frames, steps, supports, wood to earth contact.
☐ I. Drill floor along interior wood partitions. ☐ Stone or other partition wall.
☐ J. Wood treat where needed for extra protection to wood-infestation-moisture (WT).
☐ K. Remove termite tubes.
☐ L. Move items away from walls and replace. Extra Charge $ 

DIMENSION KEY

Scale:
1 Sq. = n
Total linear Ft. = 150
Total sf. = 
Total cubic ft. = 

TYPE OF CONSTRUCTION:
☐ Basement ☐ Crawl ☐ Combo ☐ Slab ☐ Floating ☐ Other
☐ Concrete ☐ Hollowblock ☐ Stone ☐ Cement Block ☐ Brick ☐ Carpet ☐ Tile ☐ Other

KEYS:
☐ Termites = T ☐ Termite Damage ☐ ☐ Powder Post Beetles = PPB ☐ Carpenter Ants = CA

INSPECTOR’S STATEMENT OF FINDINGS:

NOTE: This is not a structural damage report. Neither is this a warranty as to the absence of wood destroying insects. This inspection did not include areas which were obstructed or inaccessible at time of inspection.
Brothers Pest Control, Inc. P.O. Box 1024 • Deer Park, TX 77536 • 281-736-7580

OWNER'S NAME Building I       DATE 11/2/16

TREATING ADDRESS CITY STATE ZIP

HOME PHONE BUSINESS PHONE INSPECTED BY F. Von

THE TERMITE SERVICE TO BE PERFORMED ON THE PROPERTY IS LISTED ON GRAPH WITH AN X.

☐ A. Treat on outside by rodding soil next to foundation walls.
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☐ C. Drill and treat basement, garage floor next to foundation, walls, repair holes.
☐ E. Treat slab floor on inside by drilling.
☐ F. Treat slab from outside through foundation.
☐ G. Drill and treat around door frames, steps, supports, wood to earth contact.
☐ I. Drill floor along interior wood partitions. ☐ Stone or other partition wall.
☐ J. Wood treat where needed for extra protection to wood-infestation-moisture (WT).
☐ K. Remove termite tubes.
☐ L. Move items away from walls and replace. Extra Charge $

DIMENSION KEY

- Scale:
  - 1 Sq. = __ ft.
  - Total linear ft. = 325
  - Total sq. ft. = ___
  - Total cubic ft. = ___

TYPE OF CONSTRUCTION:
- ☐ Basement ☐ Crawl ☐ Combo ☐ Slab ☐ Floating ☐ Other.
- ☐ Concrete ☐ Hollow Block ☐ Stone ☐ Cement Block ☐ Brick ☐ Carpet ☐ Tile ☐ Other.

KEYS:
- ☐ Termites = T ☐ Termite Damage = ☐ ☐ Powder Post Beetles = PPB ☐ Carpenter Ants = CA

INSPECTOR'S STATEMENT OF FINDINGS:

[Handwritten text]

NOTE: This is not a structural damage report. Neither is this a warranty as to the absence of wood destroying insects. This inspection did not include areas which were obstructed or inaccessible at time of inspection.
# PCA Pre-Survey Questionnaire (Multi-Family)

**Project Number:** 94705-_____

**Project Manager:** ________________

<table>
<thead>
<tr>
<th>General Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Property Name</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>City, State Zip-Code</strong></td>
</tr>
<tr>
<td><strong>Property No.</strong></td>
</tr>
<tr>
<td><strong>Sq. Ft. Gross</strong></td>
</tr>
<tr>
<td><strong>Tax I.D. # (Sec, Lot, Block)</strong></td>
</tr>
<tr>
<td><strong>Size of Parcel (Acres)</strong></td>
</tr>
<tr>
<td><strong>Number of Buildings</strong></td>
</tr>
<tr>
<td><strong>Number of Stories</strong></td>
</tr>
<tr>
<td><strong>Year(s) Built/Renovation Years</strong></td>
</tr>
<tr>
<td><strong>Property Management Co.</strong></td>
</tr>
<tr>
<td><strong>Telephone and Fax</strong></td>
</tr>
<tr>
<td><strong>Duration of Current Management</strong></td>
</tr>
<tr>
<td><strong>Ownership Entity</strong></td>
</tr>
<tr>
<td><strong>Borrowers/Owner's Representative</strong></td>
</tr>
<tr>
<td><strong>Telephone</strong></td>
</tr>
<tr>
<td><strong>Fax</strong></td>
</tr>
<tr>
<td><strong>Site Contact</strong></td>
</tr>
<tr>
<td><strong>Telephone</strong></td>
</tr>
<tr>
<td><strong>Fax</strong></td>
</tr>
<tr>
<td><strong>Prepared &amp; Submitted by</strong></td>
</tr>
<tr>
<td><strong>Signature</strong></td>
</tr>
<tr>
<td><strong>Date</strong></td>
</tr>
<tr>
<td><strong>Date sent to Recipient</strong></td>
</tr>
</tbody>
</table>
1. Please indicate the following building and dwelling unit information:

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Stories</th>
<th>Year Built</th>
<th>Date(s) of Major Renovations</th>
<th>Age of Roof(s)</th>
<th>No. of Vacant Units</th>
<th>Leasable SF</th>
<th>Gross SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>See attached</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Totals:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Bedrooms</th>
<th>Baths</th>
<th>Quantity</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
<td>1</td>
<td>26</td>
<td>558</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>1</td>
<td>38</td>
<td>774</td>
</tr>
</tbody>
</table>

| **Totals:** |           |       |          |             |

2. Please indicate the following utility providers:

<table>
<thead>
<tr>
<th>Utility</th>
<th>Provider</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td><strong>City of Houston</strong></td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td></td>
</tr>
<tr>
<td>Storm Drainage</td>
<td></td>
</tr>
<tr>
<td>Electric</td>
<td><strong>Bounce Energy</strong></td>
</tr>
<tr>
<td>Gas/Oil</td>
<td><strong>Centerpoint Energy</strong></td>
</tr>
<tr>
<td>Steam</td>
<td><strong>N/A</strong></td>
</tr>
<tr>
<td>Chilled Water</td>
<td><strong>N/A</strong></td>
</tr>
</tbody>
</table>

3. Indicate the parking spaces available to the site

<table>
<thead>
<tr>
<th></th>
<th>At Grade</th>
<th>Garage</th>
<th>Carport</th>
<th>Off Site</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard</td>
<td>30</td>
<td>0</td>
<td>35</td>
<td>0</td>
<td>65</td>
</tr>
<tr>
<td>Handicap</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>32</td>
<td>0</td>
<td>35</td>
<td>0</td>
<td>67</td>
</tr>
</tbody>
</table>

4. Are there issues with the underground utilities at the subject, such as leaks, periodic breaks, etc.? If yes, please list the problem areas.

*Not at the moment.*

*Underground hot water pipe replaced between Bld B & Bldg E.*
5. Is the contractor that installed the subject roof(s) still in business?  
\[\text{Yes}\]

6. Is the roofing system still under warranty? If yes, how long is the warranty period and when did it start?

7. Is the building covered by a fire sprinkler system? If partial, please list the areas that are not covered.
\[\text{No}\]

8. Please indicate if the building has any of the following conditions. If so, please list the problem area and if any repairs/replacements have been made in the last 3 years.

<table>
<thead>
<tr>
<th>Condition</th>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Leakage</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(along brick wall)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Façade (including penetrations &amp; windows) water/moisture infiltration problems</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior insulation finish system (EIFS) water/moisture infiltration problems</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structural problems such as excessive floor framing deflection, sidewall or foundation cracks</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cellar/basement water/moisture infiltration</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Domestic hot water capacity, distribution or equipment deficiencies</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Heating capacity, distribution or equipment deficiencies</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Air conditioning capacity, distribution or equipment deficiencies</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inadequate domestic water pressure, discolored portable water, or drain line problems</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inadequate electrical capacity or distribution</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos insulation, fireproofing, or Transite Panels (If yes, please state where)</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Presence of Phenolic roof insulation (rigid foam board insulation)</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aluminum branch or distribution wiring</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
9. Have strong mold odors and/or mold staining been observed on site? If yes, please state where.  

\[ \text{NO} \]

10. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns?  

\[ \text{NO} \]

11. Are you in receipt of, or have you solicited any proposals to perform repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of $5,000?  

\[ \text{NO} \]

12. Does the building(s) contain galvanized iron or brass water supply piping?  

\[ \text{Galvanized} \]

13. Are the elevators, if any, fitted with a "Firemen's" return I and II?  

\[ \text{N/A - there are no elevators} \]

14. Has the building(s) or any portion been subject to a property condition survey during the last three years, to opine on the subjects' physical condition? (If yes, please list who conducted the survey and when it was performed and provide a copy of the report.)  

\[ \]
15. What are the 10 most common work orders related to the subject?

- Lights out
- Faucet Leaking
- Smoke detector making noise
- Toilet Issues
- Lock loose/Door adjustment
- A/C issues

16. Has any portion of the site incurred flooding as a result of backup of municipal storm water system, levee, stream/creek/lake overflow, tidal conditions, etc? (If yes, please explain and list the locations)

   No

17. Is any portion of the site located in a flood plain? (If yes, please provide any information as to the extent of historical flooding)

   No

18. Is there any underground storm-water retention or detention system? (If yes, please provide information)

   No

19. Is any portion of the site encumbered by wetlands? (If yes, please provide any information)

   No

20. Have there been any additions made to the property? (If yes, please provide any information)

   No

21. Have there ever been any written or verbal complaints made about the buildings’ indoor air quality?

   No

22. Have any ADA-related improvements been made to the subject? (If yes, please list the improvements.)

   Grab bars added at resident request / ramp built for #54
23. Are you in receipt of any code violations from the municipality's building department, zoning and/or planning department, fire department, or health department? (If yes, please disclose the violations and attach copies of the violations.)

NO

24. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? (If yes, explain below)

NO

25. Please identify the following components or systems where tenants are solely responsible for repair, servicing/maintenance, and replacement under the terms of their lease:  NONE

- Domestic Water Heaters
- Rooftop Air Condition Units
- Air-cooled DX Condensers/Compressors
- Interior Finishes/Toilet Rooms
- Types/Ages of Recreational Facilities:

26. Please identify the following amenities:

- Date / Cost of last Swimming Pool Resurfacing: N/A   Self Closing Gate at Pool: Yes / No  N/A
- Date / Costs of last Swimming Pool Pump, Water Treatment & Filtration System Replacement: N/A
- Date / Costs of last Tennis/ Basketball/ Other Courts Resurfacing: N/A
- Date / Costs of last fitness center replacement: N/A

General Comments:
The property would benefit from having windows and doors replaced.
Appendix D EVALUATOR'S QUALIFICATIONS
Professional Summary:

Mr. Burckle has more than 35 years’ experience in consulting engineering. Over his many years of work experience, he has performed as a Registered Professional Engineer, Construction Manager, Department Manager, Branch Manager, Vice President of Operations, and Vice President of Finance and Corporate Services. He has operated as Office Manager and Controller. He has performed asbestos, lead and property condition assessments. His responsibilities included proposal preparation, conducting building surveys, preparation of plans and specifications, bidding, contract negotiation and administration, and project reporting.

Mr. Burckle has extensive experience in managing and performing the full scope of asbestos services. He has extensive experience in performing surveys of various types of facilities involving commercial, manufacturing, educational, institutional, medical, retail and multifamily facilities. His project management experience includes preparing bidding documents, plans and specifications, contract documents, submittal review, draw review, and providing management of abatement monitoring services. He has successfully managed projects in Texas, Oklahoma, California, and Louisiana.

Mr. Burckle has managed and coordinated multiple lead based paint surveys for various clients in Texas. These surveys have included the use of both X-ray Fluorescence analyzers and paint chip samples with subsequent laboratory analysis. Mr. Burckle is familiar with EPA, HUD, and OSHA regulatory guidelines regarding lead based paint and with various techniques for lead sampling, wipe sampling, and air sampling. He also has experience in preparing bidding documents, plans and specifications, and contract documents for lead abatement.

Mr. Burckle has experience in performing and managing Property Condition Assessments for various owners and real estate clients throughout the country. He has successfully managed projects in approximately 30 different states.

His project experience includes performing onsite assessments for each of the building operating systems, interviewing management and jurisdiction personnel, and preparing capital expenditure tables and reports.

Mr. Burckle has experience in performing construction management on various projects in Texas. He has managed projects ranging from technical schools, churches, and office/warehouse facilities.

- Houston Independent School District, Houston, TX - Abatement and Renovations
- managed the environmental issues for 23 schools during HISD's 2002 bond program. During the program, EFI Global provided asbestos, lead and mold consulting. Our scope of work included performing environmental surveys, preparing construction budgets, and reviewing change orders
and pay applications. During abatement, our staff met all deadlines without impeding the overall construction progress. EFI Global exceeded its minority participation goal of 25% and completed the work within ~1% of its original budget.

- Rusk Development Limited Partnership, Hotel Development, Houston, TX, Abatement and Demolition - Three abandoned, interconnected, approximately 16-story buildings were purchased for renovation into a luxury hotel. EFI Global surveyed the hotel for asbestos and lead contamination. EFI Global then prepared plans and specifications for the removal of the identified materials, and interior demolition. EFI Global bid the work, evaluated the bids and negotiated the contract. During abatement and demolition EFI Global monitored the project providing air monitoring and project management services.

- City of Houston, Low Income Development, Houston, TX, Abatement and Demolition - Approximately 30 abandoned apartment buildings were purchased for conversion into new low income housing. EFI Global provided environmental consulting services for the overall project. Our services included surveying the buildings for asbestos and lead contamination, as well as, surveying portions of the site for soil and ground water contamination. EFI Global prepared plans and specifications for the removal of the identified hazardous materials, and interior demolition. EFI Global also provided air monitoring and work observations during abatement/demolition, attended project meetings, prepared construction budgets, and reviewed change orders and pay applications. During abatement and demolition, EFI Global successfully reduced the building disposal cost by over 80% by obtaining a variance form the State to allow the materials to be disposed of as household hazardous waste.

- Houston, TX - Asbestos Consulting - Class A Office Building in the Central Business District of Houston, Texas. EFI Global has performed multiple asbestos surveys and abatement projects the building. EFI Global prepares survey reports, specifications for removal of identified materials, bids the work, evaluates the bids and assists in contract negotiations. EFI Global also monitors work and performs air monitoring during the abatement and demolition processes.

- Houston, TX - 34-Story Office Building Emergency Response - A fire broke out on a floor within a 34-story, 900,000 sq. ft. office building. The heat melted the protective plastic enclosure presenting the opportunity for localized spread of asbestos fibers. However, a stairwell door was opened allowing the asbestos to be spread throughout the building. An emergency response team was organized and a program for cleaning the entire building was developed. Multiple contractors were used. All floors were cleared using TEM. The building was reopened in five weeks.

- Houston, TX, Abatement/Renovation - A highrise commercial office building was closed in order to perform a complete removal of the asbestos and PCB's, and then perform a complete building renovation. The building was initially surveyed for asbestos and PCB's. Following this plans and
specifications were developed for the removal of the identified materials and the subsequent demolition of the interior finish. The plans and specifications were issued for bid and the bid results were tabulated and provided to the Owner for evaluation. Following negotiations with Owner, Consultant and Contractor the contract was issued. Construction oversight and monitoring was performed by the consultant during the abatement and demolition portions of the project.

- Koomey Industrial - A combination industrial warehouse and two-story commercial office building were develop to support this company. The ~200,000 square foot industrial warehouse was constructed of slab-on-grade foundation with prefab metal building walls and roof. The ~30,000 square foot office building was constructed of cast in place concrete panels and steel frame, with a built up roof and slab-on-grade foundation.

- City of Austin, Austin, TX, Environmental Assessment - As part of the acquisition and expansion of the City of Austin Airport at the US Air force Bergstorm facility an environmental assessment was performed. The assessment included the evaluation of approximately 70 structures including buildings, residences and hangars. EFI surveyed the facilities for asbestos, lead, cfc's and pesticides. Following the assessment a report was issued outlining the hazardous materials encountered and their respective quantities.

- Commercial Shopping, Office, Hotel Center, Houston, TX, Due Diligence - An approximately 2,000,000 sq. ft. commercial shopping center, office building and hotel complex containing approximately 11,000 parking spaces was selected for purchase. EFI Global provided the Property Condition Assessment and Environmental Assessment services during the due diligence period. Multiple consultants were utilized to perform the survey and reporting within a four week time frame. In addition, costs for the identified environmental and engineering concerns were developed and presented to convey the monetary impact of the deferred maintenance and environmental issues.

Licenses and Certifications:

- Professional Engineer, TX, #58631
- Certified Asbestos Consultant, TX, #105045

Specialized Education:

- Asbestos – Contractor/Supervisor, Management Planner, Inspector, Envirocon/ Doug Shotwell, Annually

Education:

- Master of Business, Finance, University of St. Thomas, Houston, TX, 1987
- Bachelor of Science, Civil Engineering, Texas A&M University, 1979
Courses Instructed/ Guest Lecturer:

Contract Documents Preparation
Asbestos Operations and Maintenance Program

Publications and Presentations:


Abigail Johnson | Field Professional, LEED AP O&M

138 Jordans Journey, Williamsburg, Virginia 23185

Mobile Ph: 415-307-7777
Email: abby@abacusprop.com

Professional Summary:

Ms. Johnson has 13 years of experience in conducting PCAs, three years of direct architectural experience, and 11 years of experience in commercial real estate. Ms. Johnson has conducted and reviewed over 600 PCAs throughout the U.S. in all major property types. In addition, she has supervised sub-contractors, evaluated hundreds of reports as senior reviewer, coordinated site visits, and interfaced with clients at the managerial level. Ms. Johnson has dealt extensively with local, state and federal agencies in the compilation of relevant information for property assessments as well as for documentation related to LEED certification. She has assisted in the site analysis and preparation of Phase I site assessments and has performed numerous zoning analyses.

Ms. Johnson has assisted building owners in qualifying energy and water improvements and in financing these upgrades through a variety of programs including: Freddie/Fannie market rate and affordable green loans; utility, state and municipal rebates; weatherization grants; and third party energy financing - most notably Property Assessed Clean Energy (PACE). Ms. Johnson also has managed and conducted multifamily and commercial Level I, II, and III energy audits as well as LEED feasibility studies. Ms. Johnson has authored numerous articles on PACE, energy efficiency, smart metering and green building topics.

Ms. Johnson worked as an architect in both the U.S. and Italy. As part of the design team of the University of Virginia, she supervised the renovation of multi-functional University facilities with design development, budgeting and construction management responsibilities. Ms. Johnson also worked in Rome for a large architectural and urban planning firm where she was involved in a 2 year, $40 million feasibility project. In this role, she was one of 12 architects selected by the Italian government to determine the viability of revitalizing 38 historic city centers near Rome, Italy. In New York, NY, Ms. Johnson worked in a managerial capacity for an architectural firm, which specialized in tenant improvement assignments for large corporate clients.

In addition to direct PCA experience, Ms. Johnson has a substantial background in commercial real estate analysis and deal-making including working as a Senior Hotel Consultant for Arthur
Andersen in London, commercial mortgage banker for Johnson Capital and underwriter for Union Bank of California, Countrywide Commercial and Inland Mortgage.

**Licenses and Certifications:**

LEED AP O&M

**Project Experience:**

Performed property site assessments and desktop reviews throughout the US on all property types. Projects varied from high rise office properties (e.g. Willis (Sears) Tower) to low and high rise mixed use residential, industrial, self storage, hotels and retail. Responsibilities included conducting site inspections, analyzing building conditions, verifying compliance with municipal/state codes and making recommendations for immediate and long-term reserves.

Conducted Level 1 and II and managed Level II energy audits for commercial and multifamily properties for DOE weatherization programs and Fannie Mae Green Loan program. Oversaw retrocommissioning projects as well as performed LEED feasibility studies.

Conducted zoning analyses for a number of lenders, to determine the necessity of Law and Ordinance insurance.

Performed a wide variety of property inspections and market studies for CMBS lenders, balance sheet lenders and life insurance companies.

Construction cost reviews and monitoring for LIHTC projects in the San Francisco Bay Area and market rate projects in New York City.

Project management experience including supervision of renovation projects for the University of Virginia and for an architectural firm in New York City, which specialized in tenant improvement assignments for large corporate clients.

International experience as an architect in $40 million feasibility project, which analyzed the viability of revitalizing 38 historic cities near Rome, Italy.

**Professional Experience:**

EFI Global, Project Manager, Piscataway, NJ, 2018- Present

Abacus Property Solutions, Hampton Roads, VA, Owner, 2004- Present

Johnson Capital, San Francisco and San Diego, CA, Senior Loan Originator & Analyst, 2001-2004

Beacon Advisors, San Diego, CA, Senior Analyst, 1999-2001

Arthur Andersen, London, UK, Senior Consultant, 1998-1999

Independent Real Estate Consultant, Milan, Italy 1995-1997
University of Virginia, Charlottesville, VA, Architect, 1989-1990

Education:
University of Virginia, Charlottesville, Virginia. Bachelor of Architectural History, 1989
University of Washington, Rome, Italy. Graduate program in urban design/architecture, 1990
University of Bocconi, Milan, Italy, Master in International Economics and Management, 1994

Affiliations:
US Green Building Council national member
PACENation member
Virginia Energy Efficiency Council member
Hampton Roads Association for Commercial Real Estate member

Courses Instructed/Guest Lecturer:
Workshops and presentations to:

• National – presented on PACE financing to BOMA 2017 national conference, ICSC (national and regional conferences); NAIOP (research grant and webinar); PACENation workshops and presentations (2016-2018); Council of Development Finance Association workshops and presentations; energy efficiency courses for various organizations including Leaders in Energy and Silicon Valley Forum.

• Regional – Bay Area Mortgage Association (California); Metropolitan Washington Council of Governments, several Virginia Chambers of Commerce; Hampton Roads Association of Commercial Real Estate (Virginia).

• State-wide organizations – Virginia Energy Efficiency Council (VAEEC), Virginia Municipal League, Virginia Association of Counties, Virginia Housing Alliance, Governor’s Housing Conference, and Virginia Association of Housing and Community Development officials.

• Academic – Virginia Tech Shark Tank – judged the best implementation plans for Virginia PACE programs created by Virginia Tech business and engineering students; City of Richmond (RVA-PACE) PACE workgroup developing market feasibility study for PACE in the city.

• Multiple Lunch n’ Learns on PACE financing – as VAEEC’s technical advisor, currently presenting and educating stakeholder groups in Virginia and DC on the business and technical merits of using energy efficiency financing for their building projects.
Mandeep S. Sandhu | Branch Manager, Director of National Assessment Services

242 Old New Brunswick Road, Suite 414, Piscataway, NJ 08854

Office Ph.: 732-629-7930
Mobile Ph.: 646-372-9889
Email: Mandeep_Sandhu@efiglobal.com

Professional Summary:

Mr. Sandhu has over 20 years of experience conducting and supervising the execution of environmental, industrial hygiene, engineering and other forensic services to a wide variety of industries including insurance companies, finance institutions, government entities and commercial property managers. Mr. Sandhu combines his strengths in business development and client service with his strong management skills focusing on quality, schedule and budget to satisfy the needs of a many stakeholders. He has experience conducting field investigations, reporting, and design as well as managing field staff in completing a wide range of work. Mr. Sandhu also has considerable experience managing large projects encompassing multiple facilities, including coordination of engineering catastrophe response during Hurricane Sandy.

With many years of experience in the due diligence consulting industry, Mr. Sandhu has conducted and managed Property Condition; Physical Needs; Seismic and Phase I and II Environmental Site Assessments and Construction Progress Monitoring and Cost Analysis of commercial, industrial and residential properties throughout the United States and Caribbean for a wide range of clients. As part of environmental investigations, he has performed and aided in indoor air quality (IAQ) assessments, geotechnical sub-surface explorations, groundwater well development, and remedial activity design and implementation. His current responsibilities include managing and developing client relationships from a defined list of key accounts, business development, and leadership for the successful execution of assignments. Mr. Sandhu has extensive knowledge of Fannie Mae DUS requirements, Freddie Mac environmental and engineering guidelines, Small Business Administration (SBA) protocol, conduit lending protocols, and ASTM International E-1527-13 and ASTM E 2018-15 standards.

Mr. Sandhu meets the definition of an Environmental Professional as defined in 312.10 of 40 CFR 312.

Licenses and Certifications:

- Occupational Safety and Health Administration (OSHA) 40-Hour Basic Safety and Hazardous Materials Handler
- ASTM Property Condition Assessment Training
- AHERA Asbestos Inspector
- AHERA Asbestos Management Planner
- New York State Mold Assessor
Project Experience:

**National FHLMC/ FNMA Seller/Servicer - Multifamily** - 20 multifamily apartment complexes in U.S.
Managed Phase I Environmental Site Assessments (ESAs) and Property Condition Assessments (PCA) for 20 apartment complexes throughout the US for acquisition and financing purposes in 2017.

**National CMBS Lender - Retail Strip Centers** - 25 retail strip centers in U.S.
Managed ESAs and PCAs for 25 retail strip centers throughout the US as part of a $175 million portfolio for financing purposes in 2015.

**Hurricane Sandy, Forensic Investigations**
Managed numerous expedited catastrophe response engineering (structural, electrical, mechanical) and environmental (IAQ, microbial and subsurface contamination) investigations for numerous insurance claims between 2012 and 2013.

**National Portfolio Lender - Petroleum Wholesale** - 26 gasoline service station in Southwest and Southeast U.S.
Managed ESAs for 26 gasoline service stations throughout the southwest as part of a portfolio for financing purposes in 2016-17.

**International Hotel Management/ Owner & Operator - WHG**
Manage and oversee Phase I ESAs, acquisition level Property Condition Assessment (PCAs) and Seismic Evaluations for an international hotel management, owner/operator throughout the US whether it’s for financing or acquisition level due diligence since 2011.

**International Lender - Pre-foreclosure/ Acquisition Assessments**
Manage and oversee Phase I ESAs, PCAs, Construction Plan & Cost Reviews and Construction Monitoring assignments for an international lender throughout the US since 2009.

**National CMBS Lender - Project Marlin** - 42 Malls in U.S.
Managed CMBS scope of Phase I ESAs, PCAs and Seismic Evaluations of 42 regional malls throughout the U.S. as part of a portfolio acquisition in 10 business days in 2006.

**National CMBS Lender - Project Xanadu - Secaucus, NJ**
Managed Phase I ESA and third party environmental reviews for preliminary stages of Project Xanadu retail development in the Meadowlands Sports Complex in 2006.

**National CMBS Lender - Project Aikman** - 55 Commercial Facilities in U.S.
Successfully completed third party reviews of Phase I ESAs and PCAs of 55 sites (hotels, office/retail buildings, light industrial buildings throughout the U.S. as part of a portfolio refinance in six business days in 2006.
National/Regional Real Estate Development/Management Firms - Multi-family Properties throughout Continental U.S.

Completed CMBS, Fannie Mae DUS and/or Freddie Mac scope Phase I Environmental Site Assessments, Property Condition Assessments and Seismic Evaluations for acquisition purposes in five to 15 business days for various regional and national real estate developers and management firms varying from five sites to 45 sites throughout the U.S between 2005 and present.

Regional and National Lenders – Las Vegas, NV and Atlantic City, NJ

Managed ESA, PCA, Seismic evaluations of several large casino resorts in both cities between 2006 and 2007.

Professional Experience:

EFI Global, Inc., National Client Manager, March 2009-December 2013; District Manager, January 2014-March 2015; Sr. District Manager & Director of National Assessment Services, April 2015 to Present.
Aaron & Wright Technical Services, Inc., Project Manager, Feb 2001-Dec 2004
Staten Island University Hospital, Associate Counselor, 1996-1998; Environmental Services Technician, 1992-1996.
City University of New York – College of Staten Island, Adjunct Lab Technician, 1996-1997.

Specialized Education:

NJ DEP Regulatory Training in Underground Storage Tanks, Rutgers University Office of Continuing Professional Education, May 2011
Mold Awareness Training, ALC Environmental, Inc. 2004
Certified Microbial Investigator (CMI) / Certified Microbial Consultant (CMC) Training, NAETI, 2011
AHERA Asbestos Inspector, NAETI, 2014
AHERA Asbestos Management Planner, NAETI, 2014
New York State Mold Assessor, NAETI, 2016

Education:

Bachelors of Science, Biology, SUNY at Stony Brook, 1995

Affiliations:

Mortgage Bankers Association New York (MBA NY)
Mortgage Bankers Association
Environmental Bankers Association
Courses Instructed/ Guest Lecturer:

101 Seminars on Phase I ESA, Property Condition Assessments and Seismic Surveys.

References:

Jerry Hull, Construction Administrator
JP Morgan Chase Bank, NA
201 N. Central Ave. 14th Floor, Mail Code: AZ1-1009, Phoenix, AZ 85004-0073

Susan P Peck, Esq., Environmental Risk Director
Santander Bank, N.A.
2 Morrissey Boulevard, Dorchester, MA 02125

Amy G. Kramer, Environmental Risk Manager
IBERIABANK, NA
710 NW Evangeline Thruway, Lafayette, LA 70501

Brian Sykes, Senior VP, Originations
Capital One Multifamily Finance
20 Park Plaza, Suite 905, Boston, MA 02116

Zachary E. Solomon, Managing Director
The Solomon Organization, LLC
92 River Road, Summit, NJ 07901

Haig Kilicyan, Senior VP, Originations
Capital One Multifamily Finance
299 Park Avenue, New York, NY 10171

Michael T. Tartanella, Senior Vice President, Environmental Risk Manager
BankUnited, N.A.
623 Fifth Avenue, 12th Floor, New York, NY 10022

Nahid Hamzei, VP
Westmont Hospitality Group
5847 San Felipe, Suite 4656, Houston, TX 77057